

# 42 Garden Circle, Merimbula, NSW 2548

DWYER  
PROPERTIES

## Sold House

Saturday, 19 August 2023

42 Garden Circle, Merimbula, NSW 2548

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 944 m<sup>2</sup>

Type: House



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## Contact agent

Relax and enjoy the blissful surrounds of nature in this 3-bedroom plus separate studio property nestled against a bushland backdrop. Walk in and be welcomed by the sun-filled kitchen and dining area that shares access to the dual level back deck overlooking the gumtrees. From the kitchen window you will enjoy ocean views too! Stepping up into the living area, there is a wood fireplace, raked ceilings and a second access to the dual outdoor deck area. The large master bedroom has a built-in wardrobe and ensuite. There is a built in wardrobe in one of the other two bedrooms, and the main bathroom includes a separate bath and shower. In addition to the 3-bedroom home, this property also includes a stand-alone studio, featuring an open plan layout, a combined bathroom laundry and a private deck area to take in those native views. The studio can be leased separately for some extra income or used as a guest house for when friends and family visit. There are some great inclusions in this property:- 3000Ltr rainwater tank with new pressure pump- 1100Ltr rainwater tank with continuous pump- Leather lounge set- Dining table and chairs- New King Coil trundle bed- Fisher Paykel refrigerator/freezer- Outdoor BBQ- Sunbeds, outdoor table and chairs- And much more... 42 Garden Circle is located in the heart of Berrambool, featuring its very own sporting complex and is only a 3-minute drive to the main street of Merimbula, where you will find supermarkets, clubs, café's and more!