

# 59 Mulloway Circuit, Merimbula, NSW 2548

## House For Sale

Wednesday, 17 April 2024

59 Mulloway Circuit, Merimbula, NSW 2548

Bedrooms: 3

Bathrooms: 2

Parkings: 2

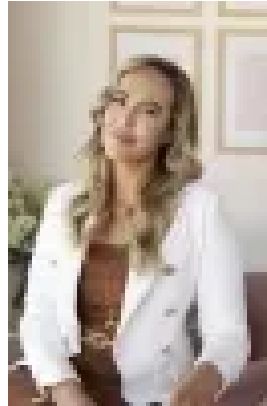
Area: 694 m2

Type: House



Kim Poso

0457616712



Amy Molkentin

0409621961

**\$1,099,000**

59 Mulloway Circuit, Merimbula • Near new, single-level home • Private, sought-after location • Self-contained granny flat

The call of the bellbirds and a private outlook onto adjoining bushland set the tone for this near-new, three-bedroom Back Lake home. The home's unique and flexible floor-plan could provide a multi-generational living solution, the potential to create some additional income or simply to enjoy for yourself. This home is just three years young and truly feels as though you're walking into a brand-new, custom-built property. Impressive Spotted Gum flooring as well as modern finishings and a neutral colour scheme throughout, create a relaxed and inviting backdrop. The home has been cleverly designed for ease of access for those with limited mobility, meaning there's wider door-ways and shower openings, recessed sliding door tracks and absolutely no steps. The view from the extra-large, double-glazed windows in the open-plan kitchen, living and dining room provides an expansive and tranquil green backdrop to the central living area that is filled with natural light. The craftsman-built, entertainer's kitchen features soft-close draws, loads of storage space, gas cooktop, electric oven and a quality Siemens dishwasher. The large walk-in pantry easily hides bulky cooking appliances and has ample storage space to conceal the clutter. At one end of the house is the large master suite which features its own kitchenette, walk-in wardrobe and large ensuite bathroom. There's a reverse cycle air conditioner and ceiling fan in this space for individual comfort. The master's separate, private entrance and extra, internal wall-insulation means this flexible space offers the possibility of being used as a granny flat for family, separate guest wing, or as an additional income rental. At the other end of the house, bedroom two features a large walk-in wardrobe and external access out onto the entertaining deck. Bedroom three features a large, built-in wardrobe and both bedrooms have ceiling fans and large double glazed windows allowing loads of natural light, yet less noise and temperature variations. The whole house also has extra insulation in the walls and ceilings for extra year-round comfort. The home's large main bathroom features a luxurious deep, free-standing bath as well as an easy access shower, and a separate toilet. There's also a large family laundry with external access to the backyard. The dining area opens out onto a large, covered entertaining deck, which feels like an extension of the home's living area. There's plenty of room here for an outdoor dining table, a barbecue and some comfy chairs. The deck steps down onto a level lawn area, perfect for kids and pets to play. There's scope here to add your own personality and make the most of the block size with gardens and additional landscaping. There's a two-car garage with remote roller door and the extra length means there's lots of storage space for bikes, golf clubs, surfboards or whatever your hobbies are. The garage has two convenient internal access points – one into the master/granny flat and the other into the main living area. This home is ideally located to enjoy the best of Merimbula's beautiful natural assets being only minutes' walk from The Back Lake and The Boardwalk – and popular Sunny's Kiosk - as well as a bush walking track in the reserve at the rear of the house. This beautiful near-new, easy-access home is located in a quiet street in a sought-after Merimbula location.