

# 95 Malloway Circuit, Merimbula, NSW 2548

DWYER  
PROPERTIES

## House For Sale

Friday, 19 April 2024

95 Malloway Circuit, Merimbula, NSW 2548

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 704 m<sup>2</sup>

Type: House



Simon Robins

0447918064

**\$1,650,000**

Experience coastal luxury living at its finest in this stunning two-level, 4-bedroom, 3-bathroom haven in the sought-after enclave of Top Lake, Merimbula. Step inside and be greeted by hybrid wood flooring seamlessly flowing throughout the home, complemented by crisp white walls and plantation shutters adorning every window, creating a light and airy ambiance. The ground level invites relaxation and entertainment, featuring two generously sized bedrooms with walk-in robes, and one of the bedrooms with direct access to the main, modern bathroom which boasts a large shower and double vanity. Also on this level is a convenient laundry with access to the sunroom, perfect as a gym, kids playroom or pet retreat. Gather with loved ones in the family room with a cozy fireplace, or retreat to the expansive living area that effortlessly connects to the decked alfresco space, ideal for entertaining and outdoor dining. Dive into luxury in the lower decked inset pool, complete with a screened, covered patio for year-round enjoyment, while a kitchenette underneath the stairs adds to the entertainment options. The beautifully landscaped area provides additional space for outdoor activities. Ascend to the first floor to discover the generous main bedroom, carpeted for comfort, with two walk-in robes leading to a luxurious ensuite featuring stunning feature floor tiles, a standalone bath, walk-in shower with twin shower heads, and a European laundry for added convenience. The spacious kitchen is a chef's delight, equipped with Smeg induction cooktop and Fisher Paykel appliances, a waterfall island bench, and ample storage, overlooking the open-plan dining and living area that flows seamlessly onto a balcony with views of the backyard and pool. Roller shutters offer privacy and shade when desired, enhancing the comfort of this exquisite retreat. Convenience is key with two separate double garages on either side of the entry, both offering internal access to the home for added ease. Located 550m from popular Sunny's Kiosk and the Merimbula Boardwalk, just a 2.5km drive to the middle of town where you will find cafes, supermarkets, boutique shops and more! Merimbula Main Beach is only a 7-minute drive away. Don't miss your opportunity to call this coastal paradise home, where luxury and comfort await at every turn.