

# 10a Lakeview Ave, Merimbula, NSW, 2548

DWYER  
PROPERTIES

## House For Sale

Tuesday, 20 August 2024

10a Lakeview Ave, Merimbula, NSW, 2548

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Team Dwyer David Tania

## 10a Lakeview Avenue

Located in the coveted Short Point end of Lakeview Avenue, this expansive two-story residence presents a rare opportunity to embrace coastal living in Merimbula's most sought-after area. Boasting five bedrooms and three bathrooms, the home is designed to capture the essence of luxury and convenience, with an additional self-contained apartment on the lower level. This apartment, complete with its own garage and separate entrance, offers ultimate flexibility, whether for extended family, guests, or even as an income-generating bonus. Its private deck is perfect for outdoor entertaining, providing a serene space to enjoy the coastal breeze and views with privacy from the rest of the house.

The north-facing orientation of the main house ensures an abundance of natural light, particularly during the winter months, with views that stretch from the crashing waves of Short Point Beach all the way to the scenic vistas of Tura headland.

The heart of the home is the sprawling kitchen, designed with both function and style in mind. It features ample cupboard and bench space, making it a chef's delight. This culinary haven flows seamlessly into the main living area, which extends onto a stunning covered timber deck. Here, the essence of indoor-outdoor living is realized, with filtered ocean views sweeping across Pambula, the mountains, and the sparkling expanse of Merimbula Lake.

The main bedroom, a true retreat, shares these captivating views and is complemented by a luxurious ensuite and walk-in robe. Comfort is paramount throughout the home, with reverse cycle ducted air conditioning ensuring a perfect climate year-round.

Outdoors, the backyard has been transformed into a tropical oasis, with a meandering pathway leading through lush gardens, reminiscent of a private rainforest. This serene pathway concludes at a gate, providing direct access to Collins Street and a short 700-meter stroll to Spencer Park, a hub of recreational activities. For those who prefer the waves, the iconic Short Point Beach is a mere 800 meters from the front door, offering the best of Merimbula's coastal lifestyle within easy reach.

This property is more than just a home; it's an invitation to experience the perfect blend of luxury, adventure, and natural beauty in one of Merimbula's most sought-after locations.