

# 12 Mulloway Circuit, Merimbula, NSW, 2548

## House For Sale

Wednesday, 31 July 2024



12 Mulloway Circuit, Merimbula, NSW, 2548

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Cravana  
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Steve Haslam  
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## Modern Elegance Meets Functional Luxury

Discover contemporary living at its finest with this stunning home that masterfully blends style and practicality, overlooking serene lake and mountain vistas. Step onto beautifully crafted timber floors that add warmth and sophistication to the heart of the home. The expansive kitchen is a chef's dream, featuring stone benches, ample storage, a spacious butler's pantry and huge island breakfast bar with sleek waterfall edges perfect for everyday meals and entertaining guests.

Enjoy the airy feel of raked ceilings to the double glazed celestial windows that enhance the open, inviting atmosphere throughout the home. With three separate living areas, there's plenty of space for relaxation and recreation, ensuring everyone has their own space to unwind. The seamless transition to the private enclosed alfresco area offers an ideal setting for outdoor dining and gatherings.

There are 3 x reverse cycle a/c units and the lightly tinted Viridian safety glass windows are beautifully dressed with sheer curtains and blinds.

4 spacious bedrooms all with built in robes and the master suite is complimented with a walk-in-robe and stylish ensuite. Both bathrooms are adorned with floor to ceiling tiles and elegant fittings.

Established low maintenance gardens provide extra privacy and there is an inviting fire-pit area to further relax and enjoy. The oversize double garage provides direct internal access and incorporates a separate studio/craft room. There is a fabulous large laundry room and no shortage of storage cupboards throughout.

Experience modern comfort and design in a home that will exceed your expectations.

Inspections By Appointment.