

**43 Lakeview Avenue, Merimbula, NSW 2548**

DWYER  
PROPERTIES

**House For Sale**

Wednesday, 10 July 2024

43 Lakeview Avenue, Merimbula, NSW 2548

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 961 m2**

**Type: House**



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## Price Guide \$2,000,000

Welcome to this stunning single-level home in the heart of Merimbula, located on the northeastern, sun-drenched ridge of Short Point. This 3-bedroom + office/studio, 3-bathroom residence is a true gem, offering unparalleled views and luxurious spaces designed for comfort and entertainment. As you step onto the front deck, you are immediately greeted with breathtaking views across Merimbula Lake to the distant mountains. The back deck is equally impressive, offering sweeping vistas of Short Point Beach. Both decks are an entertainer's dream, featuring glass-sliding windows, shade cloths, and a strip-heater to ensure year-round comfort, whether you are hosting a summer barbecue or a cozy winter gathering. Inside, the home boasts a large, modern kitchen with Cyprus pine floorboards that extend through the kitchen and living areas, adding a touch of natural warmth and elegance. The spacious living room is the perfect place to relax, with a wood heater providing a cozy atmosphere. From here, you can still enjoy the sensational views, making it an ideal spot to unwind. Adjacent to the main living area, you will find a versatile space that can serve as an office, studio, or second living area, catering to all your lifestyle needs. The main bedroom is designed to capture the stunning views across Merimbula and has access directly to the front deck. The outdoor spaces are equally enchanting, featuring a large yard with established gardens that include water features, roses, a veggie patch, and a variety of fruit trees, such as orange, lime, and mandarin. Practicality is also a priority, with a single garage, a carport, and ample room to park a boat or caravan, all easily accessible via an access road running up the side of the house. After a day of enjoying the local fishing spots, you can soothe your muscles in the large, outdoor therapeutic spa, completing the perfect picture of relaxation and luxury. This unique home offers an unparalleled blend of comfort, style, and natural beauty, making it an exceptional opportunity for those seeking a serene coastal lifestyle in Merimbula.