

Sold

2 Bellbird Cres, Merimbula



## Move Right In

Combining style and versatility, this fully renovated 3 bedroom home provides stunning views that really is a surprise package not to be missed. Level entry, open plan living walking into the upper floor comprising a chic modern kitchen with function and storage a feature. Adjoining is the living/dining area that includes clever built in storage looking onto a huge deck that serves as another living area with retractable awning and privacy screens while taking in the mountain backdrop, blue waters of Merimbula Lake and the gorgeous ocean views.

The spacious main bedroom has access to the same balcony and views while continuing the design features into the large en suite. Heading downstairs reveals two robed bedrooms and another living/rumpus room, ensuite and a laundry area that incorporates guest facilities for their morning coffee and toast! Another big balcony awaits, serving as the spring board to a magic, completely landscaped, low maintenance backyard that makes the most of the sloping block with retained levels for easy gardening and a veggie patch.

As well as the 3 bedrooms is a completely detached 5m x 3m studio that can become another bedroom, office or anything you need. Parking is a breeze with a secure carport and 2 additional car spaces.

The winter months are covered with Split System Air Conditioning and the electricity bill won't be a worry with a 3kw, back to the grid solar system.

Located only 450m from the Merimbula Boardwalk around the lake providing a simple access to the town centre on foot for all your shopping needs or jump in the car to Market Street less than 1.2km. This wonderful

3 2 2

Price

SOLD

Property Type

Residential

Property ID

295

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home will suit anyone looking for an in-town location, views, peace and quiet, style and an easy to look after home. Make the time to see this beautiful home.

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