

Sold



26 Beverley St, Merimbula



## Larger than Life!

Want to wake up to this view from your bed every morning? Yes please! Recent improvements and larger than life, this 5 bedroom two storey home offers a generous dual living opportunity, two street fronts, stunning ocean views and much more! \*\*\*Main Access from Merimbula Drive\*\*\*

The top floor comprises a timber kitchen flowing into the dining room and sunken living room that soaks up the gorgeous morning sun and offers polished timber flooring. The inviting full length balcony is covered making the perfect place for relaxed conversation while overlooking your pool area, Merimbula township and lake /ocean horizon - the view will amaze. There are three great sized bedrooms with BIR's, ensuite to the master bedroom and a main bathroom with separate bath and shower.

Downstairs contains two more bedrooms, a living/dining area, large bathroom and 2nd kitchen that has recently had updated appliances. The granny flat has it's own external access and the flexibility to be closed off from the main house making it ideal for that extra family member or guests, this has earned the current owner \$300 per week. There is also a second big family room downstairs with a fire place.

With an entire external re paint completed late 2019 you're set for years to come. There is extensive landscaping with solid brick walls, enclosed vegetable garden, fernery space, a level backyard with luscious lawn, a 4 car garage and don't forget the pool with a view! This is a big home with a load of features in a great location.

Come and appreciate all that it has to offer by making an appointment with

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**Price** SOLD for \$643,000  
**Property Type** Residential  
**Property ID** 338  
**Land Area** 682 m2

### Agent Details

Adam Donaldson - 0409 226 002

### Office Details

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02 6496 4101



Chrisi today. 0414 408 867

Other features include:

Potential for \$300 week income (granny flat has private tenants)

16 solar panels with individual inverters

Wood heater

Outdoor fishpond

separate living

4 garage

under ground water tank

2 smaller garden water tanks

Complete external re paint

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