

Sold



60-62 Sapphire Cres, Merimbula



## Your Own Private Haven

Private Inspection Can Be Arranged

Open the front gates to unlock one of Merimbula's hidden treasures. A private haven offering amazing views, this property allows you to scan the horizon from Mirador to Short point, Bar Beach, Merimbula Lake and South to the Haycock headland and beyond.

Lounge by the inviting in-ground pool area after a hard days work - finishing evenings off with a cool drink on either the spacious enclosed balcony (sunroom) or open deck, both taking in the beautiful views.

This grand double brick home sprawls across a double block of over 1400m<sup>2</sup>, a rare find so close to Merimbula's township. With 5 bedrooms in total and multiple living spaces, there is flexibility for a number of living arrangements. Left as a 5 bedroom home it would be perfect for a large family, however there is added option to separate to a three bedroom home and 2 bedroom apartment/granny flat, each with their own front door access and entry ways. Potentially reap the benefits of Air B&B income, the opportunities are countless!

The front yard offers tonnes of concreted parking space. The backyard is tiered for easy access to the gardens with a variety of fruit trees, ponds and multiple water tanks - established well enough to keep it up or scope to really go to town!

Workshop and storage spaces under the house are truly impressive. Add to this the double garage and two other generous garden sheds..... WIVES -

🛏 5 🌿 3 🚗 2 🏠 1,461m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	347
<b>Land Area</b>	1,461 m <sup>2</sup>

### Agent Details

Adam Donaldson - 0409 226 002

### Office Details

Eden  
Shop 2, 126-128 Imlay Street Eden  
NSW 2551 Australia  
02 6496 4101



you may NEVER see your husband again :)

If you love pools, panoramic views and great spaces, call Chrisi today for your private inspection.

Amazing Feature Quick View :-

- Internal and external balconies taking the panoramic views in.
- Fabulous quiet location.
- Huge home with many living configuration options.
- Hardwood floors under the carpet.
- Pool (with certification)
- Fully fenced for privacy
- 3 x RC airconditioning units
- Wood heater
- Workshop spaces under the house x 2
- Large double garage
- 2 x large garden sheds
- Could suit multi generational living
- Could be easily modified for fully self contained living
- Water tanks x 4
- 2 separate hot water systems

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.