

8/53 Ocean Drive, Merimbula, NSW, 2548



Apartment For Sale

Saturday, 16 November 2024

8/53 Ocean Drive, Merimbula, NSW, 2548

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Beachfront Lifestyle A Rare Opportunity Awaits

Unit 8 at Beachfront Apartments on the sought-after Ocean Drive is now available, offering an exceptional chance for permanent living, a lucrative investment, or the ultimate holiday retreat.

With Main Beach just 50 metres away and a flat 200-metres stroll to both the town centre and the picturesque Merimbula Lake, the location is second to none.

This solidly built unit features double brick construction and a concrete slab foundation, ensuring durability and low maintenance. Perfectly positioned on the ground floor with a desirable north-east aspect, the unit enjoys an abundance of natural light and warm winter sunshine.

Inside, the unit has been beautifully updated, offering modern comfort and style, including:

- ☑ A new kitchen with sleek finishes, ample storage, and modern appliances.
- ☑ A new renovated bathroom, designed with contemporary fixtures and fittings.
- ☑ New carpets throughout the living and bedroom areas, creating a warm and inviting atmosphere.
- ☑ New tiling for a fresh and polished look in key areas.

The open-plan layout features a bright and spacious kitchen/living area, ideal for daily living and entertaining. Step out onto the outdoor space to take in tranquil views of the complex gardens and the pool the perfect spot to relax with a coffee or enjoy evening sunsets.

The unit includes:

- ☑ Two generously sized bedrooms with built-in wardrobes for excellent storage.
- ☑ A separate laundry and drying area for added convenience.
- ☑ An additional separate toilet for privacy.

This unit is move-in ready, and surrounded by beautifully maintained body corporate grounds, which include a pool and BBQ area, creating a resort-like atmosphere and all the furniture is included.

Why This Unit Stands Out:

- ☑ Ideal for first-home buyers seeking a modern, convenient lifestyle.
- ☑ Excellent rental potential for investors in a high-demand area.
- ☑ The perfect holiday retreat, with close proximity to the beach, town, and lake.

Annual Fees:

- ☑ Council Rates: Approx. \$3,500
- ☑ Body Corporate: Approx. \$3,900

Don't miss this rare opportunity to secure a beautifully updated property that ticks all the boxes.

Call us today to arrange your private inspection!