

**3 Merriwee Avenue, Malua Bay, NSW, 2536**



**House For Sale**

Wednesday, 23 October 2024

3 Merriwee Avenue, Malua Bay, NSW, 2536

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Elevated home with level accessible living**

This property truly offers the best of both worlds with its elevated position and easy, level living. Move in and relax or start generating rental income right away!

The main level features spacious bedrooms, bathrooms, and hallways, ensuring comfort and accessibility for years to come. The upper floor is bathed in natural light and boasts a generous kitchen that flows into an open-plan lounge, making it perfect for entertaining. You'll also find easy access from the internal garage and an oversized master suite complete with an ensuite and private balcony.

Downstairs, there's a versatile rumpus room or fourth bedroom with a third bathroom, ideal for growing families or extra guests during the holidays.

This home is equipped with modern conveniences, including air conditioning, solar panels, and a cozy wood fire. Enjoy low-maintenance living in a fully fenced yard, plus a spacious pad for your caravan or boat.

A full fact sheet is available upon request!