



#### 44 Monaro Street Merimbula NSW

2  1  2 

This comfortable cottage is built in the heart of Merimbula, on a large lot, with dual street frontage. A wise purchaser will realise the potential of the property for further development.

**Type** : House  
**Land Size** : 841 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/merimbula/residential/house/8149745>

2 large bedrooms

Good sized living areas

Air- conditioning

Balcony

Outdoor area for entertaining or relaxing

Dual street frontage- Seaview Ave. and Monaro St.

Separate garage and studio

Potential ocean views with development (STCA)

Close to Merimbula's CBD

Block size is 841m2