



**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