






## 23-27 Sapphire Coast Drive Merimbula NSW

14  8  7 

Investors take note, a 4 bedroom house, 4 x 2 bedroom units, 2 x 1 bedroom units, complete with swimming pool and a lock up shed all on 1 title in the heart of Merimbula.

Ideal location in the heart of Merimbula

4 bedroom house

6 units - all currently leased

House & units, single title, subdivision potential (STCA)

Land size 3651m<sup>2</sup> zoned 2b

Returns approx 13% per annum gross

Renovations would offer potential upside

Would suit investor/builder

Only minutes walk to clubs & shops

Inground swimming pool

<b>Type</b>	: Block of Units
<b>Price</b>	: \$ 599,000
<b>Land Size</b>	: 3651 sqm
<b>View</b>	: <a href="https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/merimbula/residential/block-of-units/8149901">https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/merimbula/residential/block-of-units/8149901</a>