



## 24 Sapphire Crescent Merimbula NSW

3  2  2 

This brick home on Sapphire Crescent has not only great views, it has multiple everything. 2 living areas, 3 toilets and a huge bonus, dual street frontage. If you have a caravan, boat or camper, this is right for you. Large living area upstairs opening on to the rear deck that looks down towards town offering ocean and Lake views. The home is on 2 levels with the 2nd living area downstairs and the laundry. The top floor can be accessed from ground level from the front of the property meaning this home is age friendly. With retro highlights enjoy the nostalgia or renovate, everything is in great working order. Come book an inspection. This size home with views are hard to get and go quickly. Great investment rental potential of \$420 to \$450 per week.

**Type** : House

**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/merimbula/residential/house/8150729>

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This plan is intended for marketing purposes only. All measurements are approximations.



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