



## 2 Garden Circle Merimbula NSW

5  3  4 

This SINGLE TITLE duplex featuring 2 separate residences is a rarity in today's market to say the least. Perfect for living in one and renting out the other for extra income or housing an extended family. Situated on a large parcel of land of 1374m2 close to town, within walking distance to shops, restaurants and beaches and local sporting complex. Long term tenants in place with income currently at \$630 per week.

UNIT 1 consists of 2 bedrooms on a single level, open plan with well equipped kitchen attached to a sunny balcony offering town and distant ocean views overlooking level small yard.

UNIT 2 has 3 bedrooms with built in robes, 2 bathrooms including ensuite to master bedroom. Open plan living across two levels. Front and rear balconies with rear

**Type** : Semi Detached  
**Land Size** : 1374 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/merimbula/residential/semi-detached/8150880>



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[For full version visit the website](https://www.butterfieldproperty.com.au)



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



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