



### 14a Sapphire Crescent Merimbula NSW

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Perfectly positioned, this impressive split-level residence (overly engineered with steel construction) takes advantage of the natural landscape to deliver MAGNIFICENT views across Merimbula's township, lake and ocean.

Relax in the lounge, open plan living area leading out onto the expansive wrap-around balcony while taking in sweeping views of the bay.

Comprising three spacious bedrooms, two bathrooms, and multiple relaxation areas, this well-appointed home offers living spaces for the whole family and is also very newly renovated, ready for its new owner to move straight into and live.

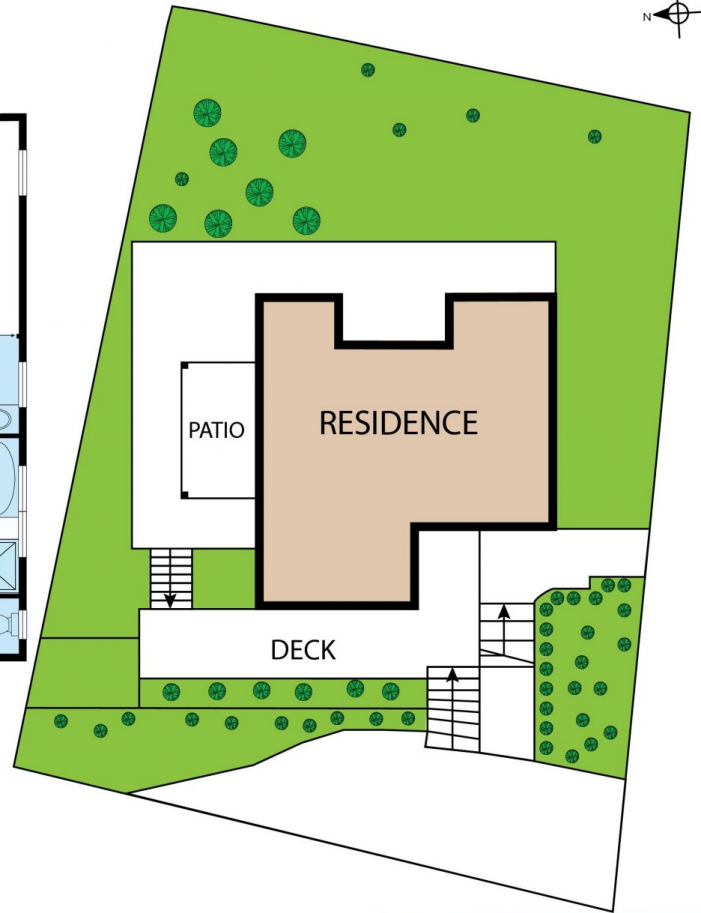
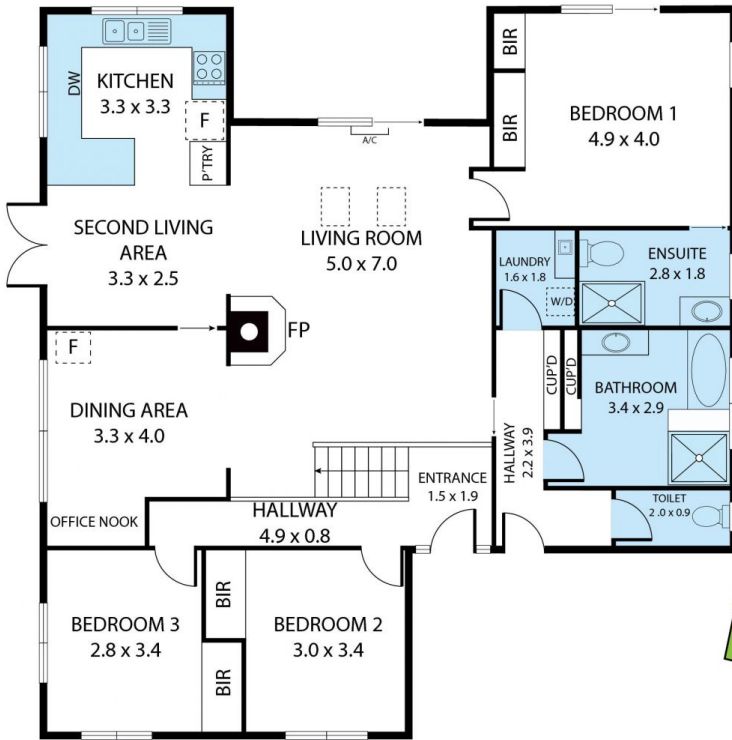
Close to the Merimbula township, dining options, sandy beaches, and bus transport.

Call us today to book your private inspection!

**Price** : \$899,000  
**Building Size** : 140 sqm  
**Land Size** : 715 sqm  
**View** : <https://www.coastpropertygroup.com.au/sale/nsw/far-south-coast/merimbula/residential/house/7597722>



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14A Sapphire Crescent, Merimbula 2548

TOTAL APPROX. FLOOR AREA 140 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

