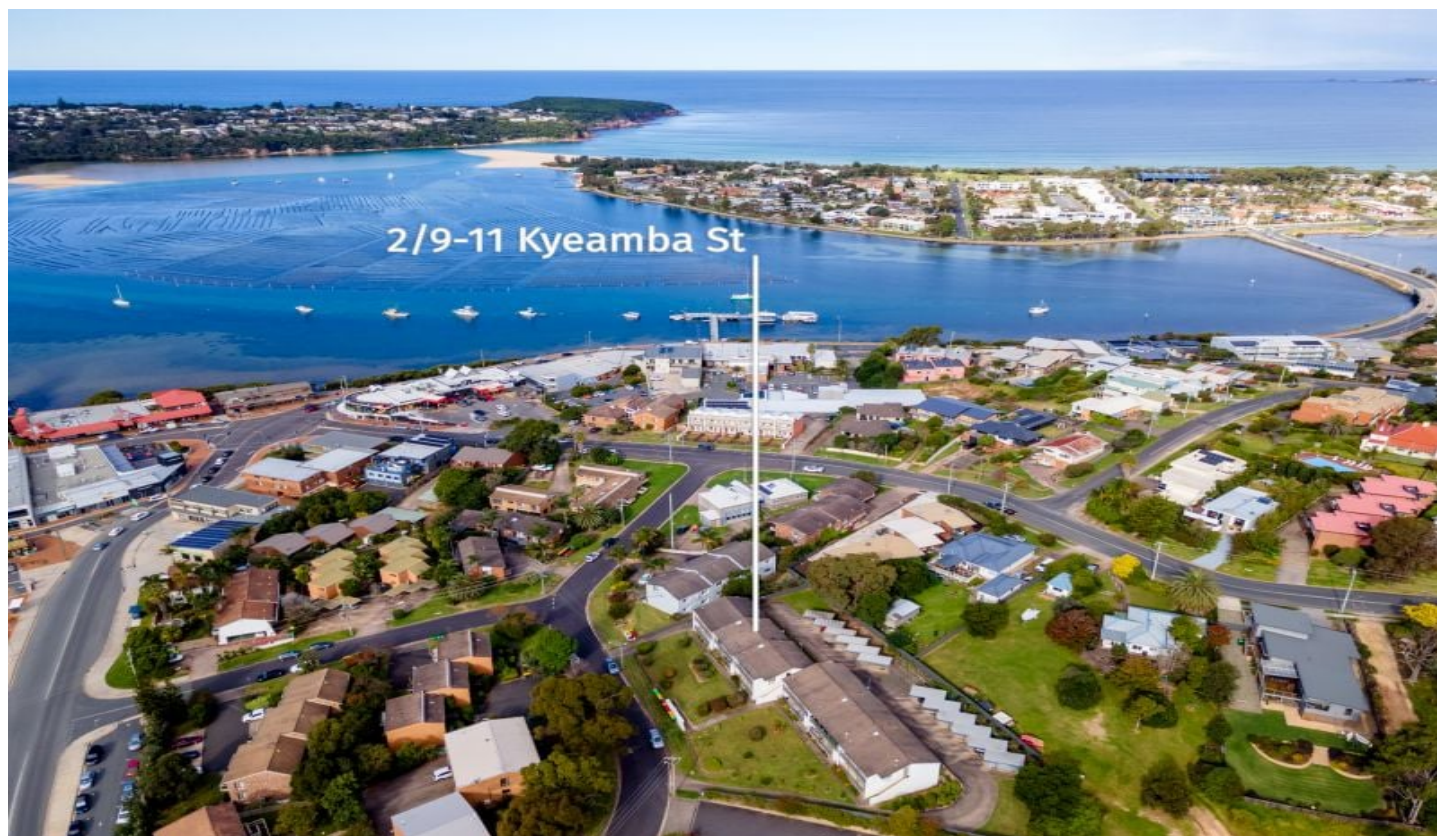




COAST PROPERTY GROUP  
FAR SOUTH COAST



### 2/9-11 Kyeamba Street Merimbula NSW

2 1 1

This 2 bedroom, 1 bathroom home has so much potential, whether it be looking for your first home, a holiday home, or an investment opportunity.

From the stunning streetscape, this property has a European vibe about it, with a neutral off-white color palette, lush green gardens, and a northerly aspect from your very own private front porch area.

Situated in a fabulous beachside location, leave the car at home because you are within easy walking distance to the Merimbula town center, where you will find an abundance of shops, cafes, restaurants, and beautiful beaches.

This residence is in perfect condition and has plenty of potential to modernize and to put your own signature on it. Additionally, there is lots of storage within the home, and off-street parking with an allocated undercover carport.

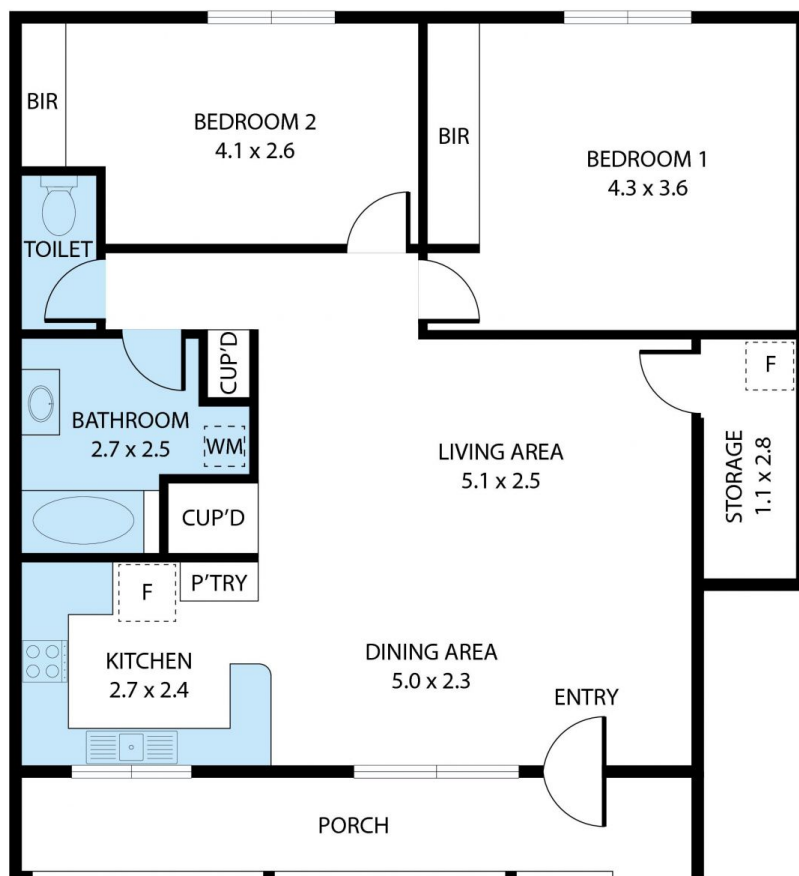
Annual Council Rates \$2750 approx

**Price** : Price Guide \$499,000  
**Building Size** : 75 sqm  
**View** : <https://www.coastpropertygroup.com.au/sale/nsw/far-south-coast/merimbula/residential/unit/7868825>



**Tammy Carroll**  
02 6495 8410

<https://www.coastpropertygroup.com.au>



Unit 11/9 Kyeamba Street, Merimbula 2548

TOTAL APPROX. FLOOR AREA 75 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.

