



### 3/41 Yarrowood Avenue Merimbula NSW

2 1 1

Set among the stunning hilltops this two-bedroom unit offers "pure serenity" yet a convenient locality.

As you walk through the front door, your eyes will be drawn to the open plan living area that leads out onto the front balcony, perfect for some quiet time enjoying the sunshine and the birdlife or also a great space for entertaining guests, easily barbequing away on the front porch, with magnificent views of the hills, the ocean and the township.

The kitchen has plenty of storage, as well as the essential cooktop/oven/range-hood and space for the fridge. The bedrooms have built in robes and ceiling fans, the home has a separate bathroom/toilet area and is in immaculate condition.

The laundry at the back of the home leads to the outside area and additionally, there is a separate lock-up garage.

**Price** : Price Guide \$520,000  
**Building Size** : 90 sqm  
**View** : <https://www.coastpropertygroup.com.au/sale/nsw/far-south-coast/merimbula/residential/unit/7896165>



**Tammy Carroll**  
02 6495 8410



Unit 3/41 Yarrowood Avenue, Berrambool 2548

TOTAL APPROX. FLOOR AREA 90 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.