



## Site 35

Move in for \$401,250 shared equity full price \$535,000.  
This stunning, completely renovated spacious home in Merimbula Lake Village offers the perfect blend of modern comforts and classic charm.

### Features

Spacious Open living - Furnished with stylish internal shutters aiding privacy and light, the open living and dining areas are bright and airy providing a seamless flow throughout the main floor.

Large Modern Kitchen- The heart of the home boasts a fully upgraded kitchen with ample cupboard space and huge entertainment Island bench flowing from the living space, perfect for entertaining

3 Spacious Bedrooms - All have stylish internal shutters for light and privacy, two with built-in wardrobes and the main bedroom comes with a walk-in robe and ensuite.

2 Elegant Bathrooms - Enjoy two brand new bathrooms featuring contemporary design sleek vanities, and premium fittings.

Plus Versatile Study - The additional study room offers a quiet

 3  2  1

Price	move in for just \$401,250
Property ID	105018

### Sales Representative Details

Mark Sulis  
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space, home office, hobby room including built cupboards.

#### Additional Highlights

Internal laundry

Carport for one vehicle

Caesarstone Benchtops

Located near the picturesque South Coast town of Pambula

Village with Supermarket, shops, golf courses, Pristine beaches

and waterways for the boating / fishing enthusiasts Airport and

New hospital at Bega is only a 30 minute drive.

Merimbula Lake Village community living offers the benefits of

Landlease living,

No Stamp duty to be paid, No Council Fees, No Entry or Exit Fees,

No Strata Levies

Capital Gains are your to keep

Be quick to secure this beautiful home and lifestyle call Mark on

02 6495 6070 to schedule an inspection. \*move in for just 401,250

with shared equity.

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