



16 Merriman Street Kyle Bay NSW

5 🏠 3 🚿 4 🚗

Lifestyle - Few residences can summon such an immediate impression of waterfront style, quality and modern family excellence. Gazing over the sparkling waters of Kyle Bay and Connells Bay, this superb architect designed home provides a relaxed entertainers' retreat with flowing interiors, high quality finishes and direct access to a private sandy beach. It represents a rare opportunity to secure a piece of paradise and become a part of a privileged beachfront address of absolute privacy and seclusion.

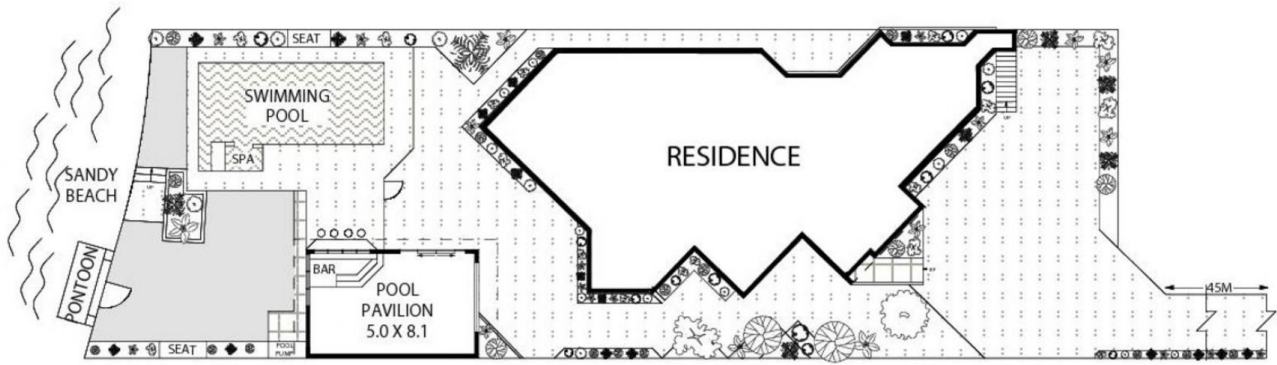
Accommodation - Two spacious levels are beautifully designed by architect Clive Rowell with quality appointments and feature a generous layout with separate formal and casual living areas. Upper level bedrooms each

Type : House
Land Size : 848 sqm
View : <https://www.luxebymm.com.au/sale/nsw/st-george/kyle-bay/residential/house/5881086>

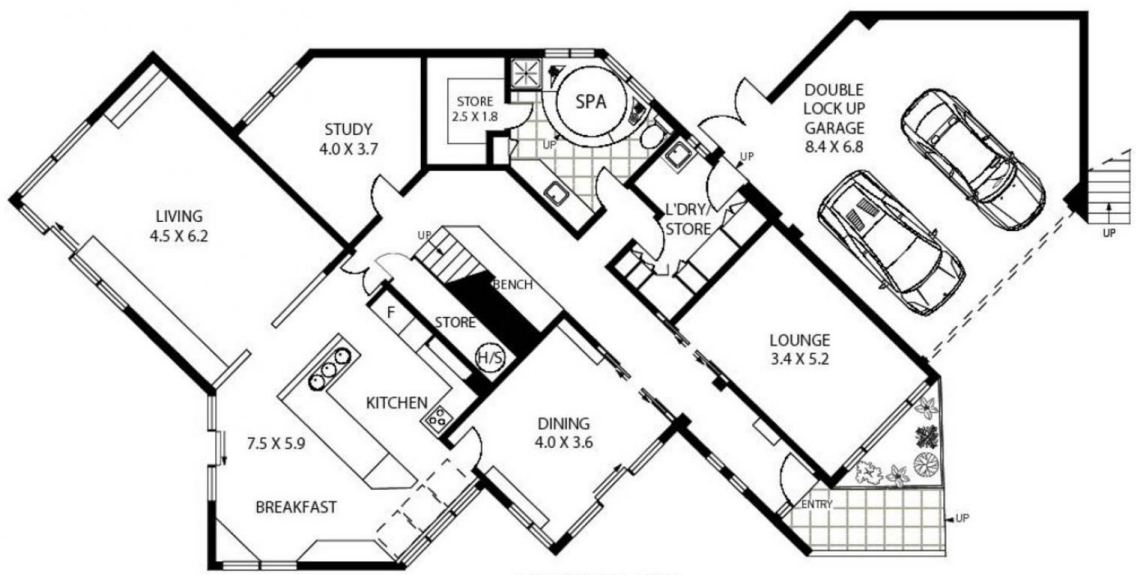


Jenny Longo
02 9547 0008

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



SITE PLAN



GROUND LEVEL



UPPER LEVEL



16 MERRIMAN STREET

KYLE BAY

Floor Plan Disclaimer: Mind the Gap (mtg) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Mind the Gap property marketing services / 1300 133 145 / Photography, Floor plans, Copywriting, Video, Online, Design / www.mindthegap.com.au

