



### 17B Merriman Street KYLE BAY NSW

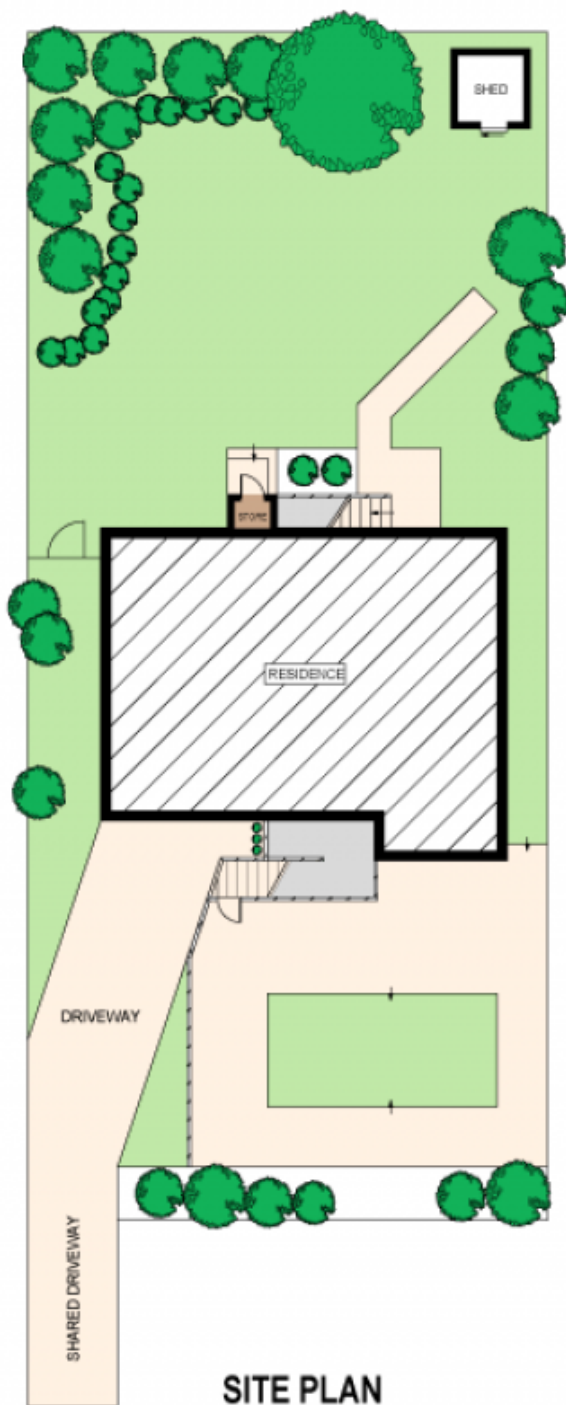
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Serenely set in one of Kyle Bays exclusive enclaves, this original home enjoys an inviting sense of seclusion, positioned well back from the street. Surrounded by level lawns and gardens it boasts fresh interiors over two levels and a versatile floor plan designed for spacious family living. Offering exceptional entry level buying, its comfortable as is with abundant scope to capitalise on the outstanding location.

**Type** : House  
**Land Size** : 607 sqm  
**View** : <https://www.jreproperty.com.au/sale/nsw/st-george/kyle-bay/residential/house/7488300>

Highly desirable location surrounded by premium homes  
 Solid brick residence, high ceilings, fresh carpets & paint  
 Open plan lounge and dining, wide entertainers verandah  
 Well maintained kitchen with convenient servery to dining  
 Huge lower level family retreat with kitchenette & bathroom  
 Three spacious bedrooms on upper level, main with air &

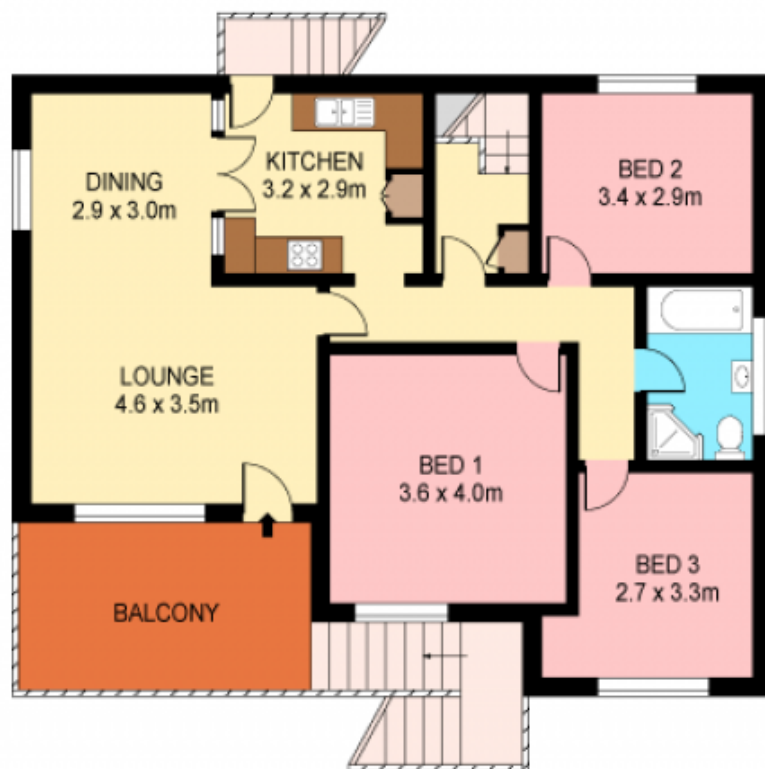
[For full version visit the website](https://www.jreproperty.com.au)



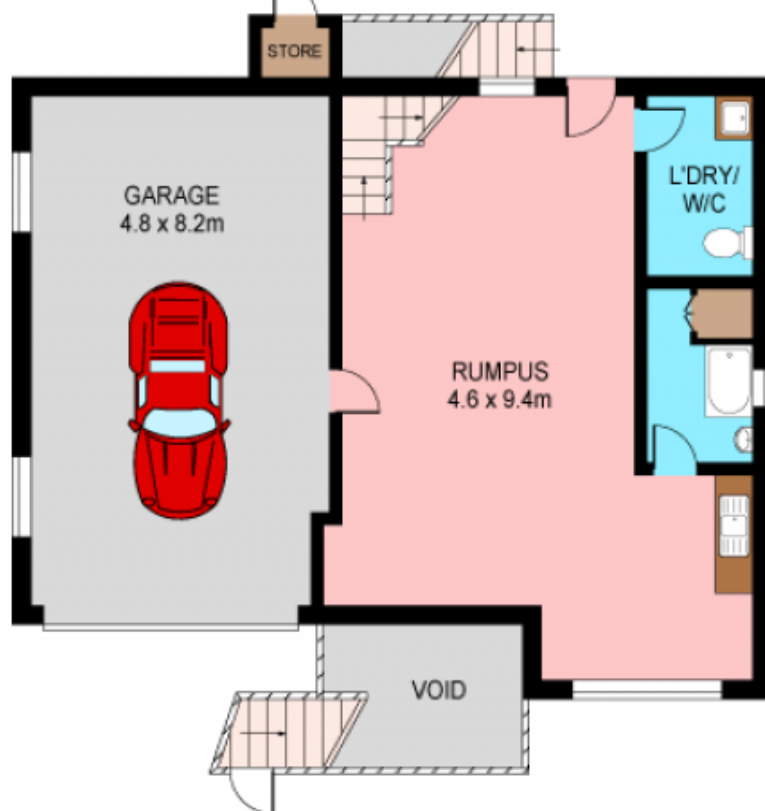
**SITE PLAN**  
(NOT TO SCALE)

0 1 2 3 4 5  
SCALE (METRES)

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They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference.  
Interested parties should make their own inquiries using independent sources.  
Ref.No: 10294



**FIRST FLOOR**



**GROUND FLOOR**



17B MERRIMAN STREET

KYLE BAY