

**1/34 Mernda Avenue, Carnegie, Vic 3163**



**Unit For Sale**

Saturday, 18 November 2023

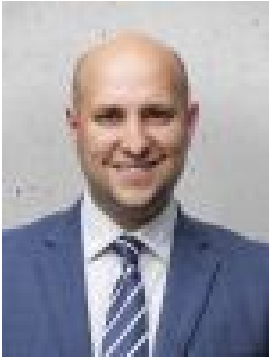
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Oren Flamm  
0395330999



Daniel Titkov  
0416855022

**\$750,000 - \$825,000**

Enjoy a combination of light-filled comfort with space and Parkside convenience in this single-level home, part of a complex of six. Occupying a coveted front position, it features a generous alfresco courtyard for barbeques, social gatherings, or simply basking in the sunshine. The interior balances practicality with a fluid layout. The entrance opens to a living room with a bay window and seamlessly transitions into the dining area. This inviting space further extends into a versatile nook, ideal for a home office setup. Cooking enthusiasts will appreciate the pristine kitchen, equipped with a sleek oven, stainless-steel dishwasher and induction cooktop. Privacy and tranquillity are paramount in the dedicated sleeping wing, featuring three bedrooms, each with built-in robes. These restful retreats share a bathroom, complete with a bath, standalone shower, and a separate toilet. Enhancing the allure are ducted heating and cooling, a split-system air conditioner, a rear patio, and a single garage. Located directly opposite Lord Reserve, the home gifts you with vast expanses of greenery for leisure and relaxing, minus the maintenance. Its prime location is a mere splash from the Memorial Swimming Pool, moments from bustling Glen Huntly Village and Station, and close to Glen Huntly Primary School and Glen Eira College, making it an ideal choice for first-time homeowners, families, downsizers and savvy investors looking for a blend of lifestyle and location.