

# 1 Glenample Place, Mernda, Vic 3754

Rata & Co.

## Sold House

Friday, 3 November 2023

1 Glenample Place, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 301 m2

Type: House



Emilia Faba

0410655145

**\$815,000**

Built with clear commitment to quality and style and perfectly poised on a quiet cul de sac with lakeside views is this stunning executive residence. Close to a wide range of amenities and infrastructure including Mernda and Hawkstowe train stations, Mernda Park Primary School, Ivanhoe Grammar School, Mernda Town Centre, Mernda Junction Shopping Centre and Riverdale Park. Featuring a high quality kitchen with ample storage, waterfall Caesar Stone bench tops, tiled splash back, stainless steel Bellini appliances and designer pendant lighting. Following on from the kitchen is a large tiled meals and living area that is flooded in natural light and overlooks the picturesque lake. The main floor also contains a large second formal living/theatre room and covered alfresco area perfect for the entertainer. An expansive second floor offers four good sized bedrooms, three of which contain built in mirrored robes. A luxurious master suite features a boutique style walk in robe and hotel like ensuite with Carrara marble style tiles, large double shower, toilet and vanity. All four bedrooms are serviced by a huge central bathroom complete with deep soaker tub, shower and vanity. Complete with a study nook. Other features of this home include: Double remote garage with extra storage space Timber staircase Large laundry Balcony Plantation shutters Water tank Double story storage shed Security cameras Beautifully landscaped garden PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts Apply - please refer to the contract of sale and vendor statement for any/all material facts and seek legal advice if required. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.