

# 10 Cotswold Way, Mernda, Vic 3754

RESIDER

## Sold House

Friday, 23 February 2024

10 Cotswold Way, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 363 m<sup>2</sup>

Type: House



Sugath Warnasuriya  
0394079100

**\$645,000**

Set date private sale - Offers closing on Thursday the 28th March at 5.00 PM (Unless SOLD prior) This 4-bedroom home is nestled in a highly sought-after pocket of Mernda. Positioned for utmost convenience, this property is only a short distance from all amenities, including Mernda Town Centre, Mernda Junction Shopping Centre, Mernda Village Shopping Centre, and Mernda Train Station. Proximity to St Joseph's Primary School, Mernda Primary, and Mernda Central College further enhances the appeal for families seeking an excellent opportunity. This light-filled and thoughtfully crafted home invites you to move in and relish the comfort it provides. Featuring 4 bedrooms, including an ensuite and walk-in robe for the master, and built-in robes for the 2nd, 3rd, and 4th bedrooms, this home is tailored to meet the needs of every family member. The open-plan kitchen, meals and living room create a charming heart for the home, complete with stone kitchen benchtops, stainless steel appliances, and a window splashback. Enjoy year-round comfort with ducted heating and split system cooling to lounge, while the single lock-up remote garage with internal access adds convenience to your daily routine. Step outside to the low-maintenance yards with an undercover alfresco entertainment area perfect for gatherings. Don't miss your chance to make it yours and embrace a lifestyle of ease and convenience. Features: • Master Bedroom with ensuite and WIR • All other bedrooms with BIR • Open Plan living/dining/kitchen • Modern Kitchen with Stone benchtops • SS cooktop/oven & Dishwasher • Central Heating & 1x Split Aircon • Full-size laundry • Covered alfresco entertaining area • Land Size: 363m<sup>2</sup> Approx.\* Rental return - \$530 PW\*. Built year 2012