

# 11 Crossing Road, Mernda, Vic 3754

Rata & Co.

## House For Sale

Tuesday, 26 December 2023

11 Crossing Road, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 453 m2

Type: House



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## AUCTION Tues 30 Jan 6:00pm

A seamless fusion of architectural brilliance & contemporary luxury, this stunning home has been carefully designed to maximise light, space and functionality. Catering to the diverse needs of downsizers, investors, or families, discover sun-drenched living areas that are welcoming & generously proportioned for the whole family. Upon entering, you'll be greeted by gorgeous floorboards and neutral tones that flow through the home. Open plan in design, the living/dining area take full advantage of the stunning views leading out to bi-fold doors providing a seamless connection to the large undercover al-fresco entertaining area. Capturing the afternoon sun & gorgeous sunsets, this is an ideal space to unwind and enjoy the surrounds, or embrace the privacy with the pull down awnings that provide shade and protection from the elements. Central to the home find yourself immersed in the stylish kitchen and unleash your culinary creativity that boasts stone benches, walk-in pantry, dishwasher and 900mm stainless steel gas cooktop and oven. A focal point for families to gather around and entertain all year round. The large master boasting a walk-in robe plus ensuite with a double vanity and a large shower. Three additional bedrooms all with built in robes sharing the family bathroom immaculately finished from top to toe. Experience ultimate comfort with ducted heating and evaporative cooling, separate laundry, side gate access and the double remote garage with internal access plus plenty of off-street parking. Combine all of this with picturesque parks and walking tracks and only minutes away from Mernda Train Station, Mernda Village Shopping Complex, and the network of amenities that Bridge Inn Rd and Plenty Rd has to offer – you can be rest assured that no stone has been left unturned. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - refer to the contract & vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://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