

**12 Merricks Street, Broadmeadows, Vic 3047**

**House For Sale**

Friday, 19 April 2024



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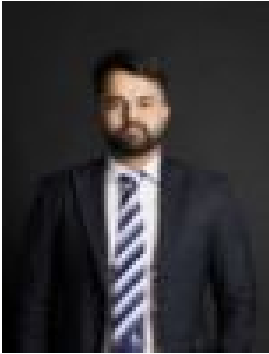
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 577 m2**

**Type: House**



Jatin Mehta  
0426973800



Dunya Saqat  
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## Contact Agent

OFTEN SOUGHT SELDOM FOUND A rare opportunity is presented for the appreciative buyer to purchase this lovingly maintained family home set on a generous land area of 577m<sup>2</sup>. Impeccably presented with security, under floor heating and polished floors, this extraordinary home offers 3 spacious bedrooms all with BIR's. Enjoy a leisurely wine in the afternoon from the full length front verandah while gazing over gorgeous valley views or entertain your family on the huge outdoor entertaining area that has an impressive studio/office, or a children's retreat beside it. An ideal family location, with just a short stroll to schools, parklands and the huge and modern Broadmeadows shopping centre. A perfect location for the discerning family and which an astute investor could readily rent and have little vacancy. Features include:

- Polished timber floorboards
- Central heating
- Evaporative cooling
- Central bathroom with full-sized bathtub
- Solar panels
- Off street parking for three or more cars
- Landscaped gardens
- Large outdoor entertainment area
- Separate soundproof studio
- Large garden sheds for extra storage

Don't miss out, call us today! Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklis>