

# 13 Darvel Drive, Mernda, VIC, 3754

## Sold House

Thursday, 20 July 2023

13 Darvel Drive, Mernda, VIC, 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ron Singh



Leon El Assaad

## **Family living at its Finest!**

Proudly presenting 13 Darvel Drive, Mernda. With a demanding street presence, you'll be instantly engaged before even stepping foot into this fantastic family home.

Upon entry you'll be amazed of what's on offer with the ground floor providing an abundance of space including two living areas, a spacious kitchen that spoils you with stone bench tops, dishwasher, and 900mm appliances! The brilliance continues with a walk-in pantry and adjoining dining area perfect for the family dinners.

Progressing on, you'll be astonished to see an upstairs retreat, separate bathroom with a spa bath, and 4 generous sized bedrooms, 3 of which with mirrored built in robes, and the master bedroom having the bonus of a walk-in robe and ensuite. That is not all for this master, showcasing a wonderful view from the top that anyone will enjoy the sight of!

An entertainer's backyard awaits you with an undercover alfresco accompanied with a spacious yard that shows off a beautiful waterfall feature that is the icing on the cake for this incredible home.

Set in a desired location, you are within proximity of all amenities, including shops, schools, medical centres, public transport and more.

Extra Features include- Zoned ducted heating, zoned refrigerated cooling, Split system heating & cooling, window shutters, separate laundry, garden shed, 3 toilets, double car garage with internal & external access, plus so much more!

### **PHOTO ID REQUIRED**

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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Material Facts - please refer to the contract of sale and 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.

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