

# 16 Shura Drive, Mernda, Vic 3754

**JAMES & CO**  
REAL ESTATE

## House For Sale

Friday, 8 March 2024

16 Shura Drive, Mernda, Vic 3754

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 576 m2

Type: House



James Dimitriou

## Private Inspections Welcome \$1.36mill-\$1.496mill

With absolutely no compromise on quality, on offer 46 squares (approx.) of grand luxury living featuring 5 large bedrooms, master with WIR and opulent ensuite & private balcony, 4 separate living areas (including theatre) & a double garage with adjacent side gates is just the beginning. A generous land parcel measuring 576 sqm (approx.) with 18 meters street frontage perched high and mighty with vista street views in a prized pocket with proximity to an array of public/private schooling, parklands, multiple shopping precincts and the train station. Take advantage of your outdoor living experience with a spacious sun kissed rear yard, under roof alfresco featuring ceiling fan, adjacent cantilever roof BBQ area, a tiled lounge seating area and an enormous 10 seater spa with hydro settings. The heart of every home is the kitchen, and you will not be disappointed! This designer kitchen has high end finishes, the finest appliances, 40 mm edge stone bench tops, ample bench/cupboard space and a fully equipped wet butler's pantry. Other features you will love include:- Evaporative cooling/ducted heating- 6,600Kw solar panels- Stone benches in all wet areas- High ceilings- Rich dark vanished oak floors- High end lighting fixtures/sheer curtains-Automated irrigation gardening system-Security ring cameras around the home provide 24/7 security recording and can be remotely monitored on mobiles and smart devices.- Driveway exposed aggregate concrete-Privacy blinds rear balcony A special place to call home with attention to detail, you deserve it! Due diligence checklist - <http://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.