

2 Merlot Court, Mildura, Vic 3500

House For Sale

Thursday, 4 April 2024

2 Merlot Court, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 727 m2

Type: House



Mark Thornton
0350212235



Letichia Piscioneri
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\$430,000 - \$470,000

Presenting an outstanding opportunity in a prime, convenient location, this property offers a compelling proposition for first-time homebuyers, investors, or those seeking to downsize. Nestled on a 727m² block, this well maintained brick house combines comfort and practicality. Featuring three bedrooms, one bathroom, and a double car garage, this home is ideally suited for a young couple or a growing family. The large shed provides ample storage space, with drive through convenience from the garage. The spacious living area seamlessly connects with a neat and functional kitchen and dining space, fostering a warm and inviting ambiance. Conveniently located within walking distance of St. Paul's Primary School and a short drive from supermarkets, Centro, and other essential amenities, this property holds strong rental potential, with an current rental appraisal of \$380 per week. Enhancing its outdoor appeal, the property features a very large grassed yard and undercover area, perfect for relaxation and entertaining. Seize the opportunity to include this property in your investment portfolio. Don't let it slip away!