

# 2 Sambell Street, Mernda, Vic 3754



## House For Sale

Friday, 24 May 2024

2 Sambell Street, Mernda, Vic 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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**\$680,000 to \$710,000**

Located in the highly sought-after area of Mernda, this 4-bedroom home offers modern living close to Mernda Village, schools, and transport. The master bedroom features a full ensuite with walk-in robe, while the remaining three bedrooms include built-in robes and are serviced by a second bathroom. Upon entering, the sense of space is immediately apparent with high ceilings and tiled flooring in high traffic areas, complemented by carpeted rooms. The home is fitted with light fixtures and window coverings throughout, ensuring comfort and style. A formal lounge, separate family and dining area provides ample space for family activities. The upgraded modern kitchen is equipped with stainless steel appliances with a storeroom offering additional storage space. Ducted heating and cooling ensure year-round comfort. Internal access from the double garage makes bringing in groceries convenient. The exterior features fully landscaped, low-maintenance gardens and a private entertaining patio, all situated on a fully fenced 400-square-metre allotment. Located across from local parklands, this home is perfect for first home buyers, investors or downsizers. Don't delay; make your appointment today to view this must-see property!