

# 20 Shearwater Place, Mernda, Vic 3754

**JAMES & CO**  
REAL ESTATE

## House For Sale

Saturday, 2 December 2023

20 Shearwater Place, Mernda, Vic 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



James Dimitriou

**Sale by Closing Date 21st Dec @ 6pm \$900k - \$990k**

Delivering a welcome ambience from the moment you arrive, unwind in the tranquillity of nature, with an impressive and unique combination of waterways, bridges, and parklands all at your doorstep! Boasting 4 large bedrooms, BIRs, master with private balcony, WIR and ensuite. Step downstairs and be greeted with a spacious separate lounge, a home office (or possible 5th bedroom), an expansive meals/living area (ideal for large family gatherings), a well-appointed kitchen with 40mm stone edge benchtops, stainless steel appliances & ample cupboard storage. While outdoors discover an undercover decked alfresco (staged as a spa area), an adjacent outdoor BBQ/entertainment precinct, nifty drive thru access from your double lock up garage, well established gardens, and an extremely handy side driveway perfect for secure parking of all your toys like caravans, boats, trailers. Other features you will love include: Porcelain tile flooring, floating timber floors, high square set ceilings, evaporative cooling/ducted heating, Coonara wood heater, private balcony, colourbond roof. 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. \*Virtual furniture has been used to offer context