

**25 Balvicar Way, Mernda, Vic 3754**



**House For Sale**

Tuesday, 13 February 2024

25 Balvicar Way, Mernda, Vic 3754

**Bedrooms: 3**

**Bathrooms: 2**

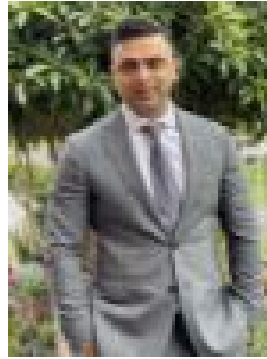
**Parkings: 2**

**Area: 308 m2**

**Type: House**



Steph Shepherdson  
0400451400



Gurbir Singh  
0456156210

**\$620,000 - \$660,000**

Modern design excellence, light-filled interiors, warm tones and in a location of pure convenience, this stylish three-bedder provides a high quality of life. A bright and airy study at the front leads through to an upmarket kitchen/living/dining zone. Anchored by a fully equipped kitchen showcasing abundant bench space, smooth stone surfaces, custom cabinetry, walk-in pantry and premium appliances, food preparation and socialising never looked this good. Set against terraced gardens and established lawn, sliding doors roll back to reveal a private backyard that's highly functional for both children and adults. A spacious primary bedroom suite features a walk-in robe and a pristine ensuite, while two additional bedrooms both come with built-ins and share another modern bathroom. Moments from parkland, Gilson College, Mernda Central College, Mernda Village and Mernda Junction Shopping Centre, families will love the amenity-rich locale. Occupying a sunny 308sqm, other highlights and creature comforts include a space-efficient laundry with extra storage, ducted heating plus a double remote garage with internal access. Thoughtful design, position perfect and priced to sell, 25 Balvicar Way provides peace of mind.