

**28 Balvicar Way, Mernda, Vic 3754**

**Raine&Horne.**

**House For Sale**

Tuesday, 12 March 2024

**28 Balvicar Way, Mernda, Vic 3754**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



Jayden Manno

0421736736



Amanda Burt

0397446334

**\$570,000 - \$620,000**

When convenience, modern design, and spacious interiors are key, look no further than this fabulous four bedroom plus study, two bathroom home situated in a popular pocket of Mernda, with its exceptional location close to all amenities making it a perfect 1st home or investment. Boasting an ideal north facing rear aspect, the home offers an easy flowing layout. The centrally placed kitchen features stainless steel appliances and a breakfast bar/island and serves as a hub for the surrounding meals and living areas. Large glass sliding doors open from this area to the fully fenced yard. Lovely bedrooms include a main bedroom with a walk-in robe and ensuite, with built-in robes to remaining bedrooms which are serviced by the main bathroom with shower, bath, and separate toilet. There's also a frontage study that provides excellent work-from-home utility. This contemporary beauty comes with an integrated double garage, linen press, and heating/cooling. There are location benefits aplenty: central to parks, Mernda Junction Shopping Centre, local shops, cafes, and takeaways, Gilson College, Mernda Central College, Early Learning Centre, medical facilities, the train station, and Mernda Village. Currently rented for \$1,825pcm until 30/11/2024