

**28 Ramez Street, Mernda, Vic 3754**



**House For Sale**

Friday, 2 February 2024

28 Ramez Street, Mernda, Vic 3754

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mary Argiris  
0438515554

## **\$580,000 - \$640,000 - Private Sale**

With its easy care gardens, carefully considered layout and a sensational location that is second to none, this enticing double storey residence has broad appeal! Perfect for those juggling a busy life, the eateries, cafes, takeaways, supermarket, schools and professional services of Mernda Village, the bus to the station and the open spaces of Buttercross Park are all at your doorstep. Offering the ideal low-maintenance, high-convenience combination, the accommodation and entertaining options are inviting, comfortable and spacious in equal measure. Taking up the entire ground floor is an expansive, open-plan living area. Stretching out from a stone-finished, stainless steel equipped kitchen with a generous breakfast island, tiled and engineered timber floors define the free-flowing living and dining spaces. A cleverly integrated study nook is ideal for homework or working from home. A wall of sliding glass invites you to a paved outdoor area in an easy-to-maintain rear yard. Carpeted stairs take you to the first floor and the accommodation options. The main bedroom, featuring a fitted walk-in robe and full ensuite, is complemented by two further bedrooms. Finished with carpet and fitted robes, they share the family bathroom. Multiple split system units, guest powder room, garage with auto door and internal access....it's got everything you want right where you want it! PHOTO ID REQUIRED Our new open for inspection regulations now require you to provide us with photo ID before you can enter the property. If you would like to view our privacy policy, please refer to the link below: Franchisee Privacy Policy and Privacy Collection Notice - <https://www.raywhite.com/franchisee-privacy-policy/>