

**29 Brendan Street, Mernda, Vic 3754**

RESIDER

**House For Sale**

Monday, 27 November 2023

29 Brendan Street, Mernda, Vic 3754

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 608 m2**

**Type: House**



Sugath Warnasuriya  
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**\$630,000-\$650,000**

This meticulously maintained 3-bedroom, 2-bathroom residence nestled on a sprawling 608m<sup>2</sup> (approx.) allotment is ideal for a family looking for lifestyle conveniences. Located just minutes away from Mernda Town Centre, Mernda train station, Laurimar Town Centre, and local schools like Laurimar Primary and Hazel Glen College, this property blends space, convenience, and untapped potential seamlessly. Enter the home and experience a welcoming embrace of warmth and character in the lounge room. Step in further, and you will find the family dining/living area opens up to a well-appointed kitchen and dining space. The master bedroom has a semi-ensuite along with built-in robes. Other bedrooms are well catered for & come with built-in robes as well. The main bathroom has also been updated featuring a bath and a shower. Polished floorboards and tiles seamlessly blend with modern comforts, and the kitchen is equipped with an electric cooktop, oven, dishwasher, and pantry. Stay comfortable year-round with refrigerated heating and cooling, all while enjoying the benefits of a solar panel system that alleviates worries about high power bills. Outside, the property boasts drive-through access with an extended concrete area, ideal for additional cars, boats, or caravans. The backyard features a master shed for storage or parking your prized possession, complemented by an additional garden shed for tools. The spacious backyard, perfect for barbecues and family fun, sets the stage for cherished moments. What truly sets this property apart is not just its move-in-ready status but its enormous potential for future developments (STCA) on the perfectly rectangular block with drive-through access. For the astute buyer seeking a long-term investment, this home is not just a residence – it's an opportunity. Act now and make this property yours to unlock endless possibilities!

Features:- Master Bedroom with BIR & Ensuite- All other bedrooms with BIR- Formal Dining/Reading area- Electric cooktop, oven & Dishwasher- Central Refrigerated Heating & Cooling- Solar Panel System- Security Shutters to windows- Full-size Laundry- 2 x Sheds (powered)- Land Size: 608M<sup>2</sup> Approx.- Rental potential - \$550 per week approximately