

**29 Merrill Street, Mulgrave, Vic 3170**



**House For Sale**

Saturday, 11 November 2023

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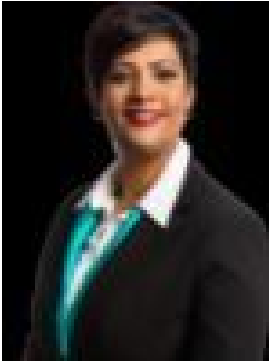
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 767 m2**

**Type: House**



Thushari Sumanasekera  
1300753716



David Fisher  
0422667925

**\$900,000 - \$990,000**

Nestled in the heart of Mulgrave, a picturesque suburb known for its family-friendly environment and excellent educational institutions, this charming family home offers a unique opportunity for both homeowners and investors alike. The property enjoys a prime location, with various amenities within walking distance, including Wellington Secondary College, Mulgrave Park Preschool, and Albany Rise Primary School, ensuring convenience for families with school-aged children. One of the standout features of this property is the generous land size, covering a sprawling 767 square meters. Such a substantial land parcel not only provides an abundance of outdoor space but also presents an enticing prospect for astute investors and developers. It's worth noting that the potential for land subdivision exists, contingent upon obtaining the necessary permits and adhering to local zoning regulations (STCA). Inside the home, you'll find three comfortable bedrooms, positioned around the main bathroom for easy access and functionality. The heart of the house is a spacious and well-lit lounge room that seamlessly connects to an open-plan kitchen and dining area. This layout is perfect for family gatherings, fostering a warm and inviting atmosphere that's ideal for quality time together. The outdoor space is equally impressive. The expansive backyard is a haven for recreational activities and social gatherings. A well-designed paved area provides the ideal setting for hosting family barbecues, while the large open space allows kids to play freely and explore their imagination. It's a space that can be tailored to suit various lifestyle preferences. In addition to the exceptional living space and generous land size, the property boasts ample parking options. There's room for up to 10 vehicles, accommodating large families or individuals with multiple cars. The parking facilities include a spacious double garage, a double carport, an extended driveway, and a convenient garden shed for added storage. Ultimately, this property presents a wealth of possibilities. Whether you're seeking a comfortable and spacious family home or have a keen eye for investment potential, this versatile property offers numerous avenues for exploration.