

**3/49 Merlin Street, Corio, Vic 3214**



**Unit For Sale**

Wednesday, 22 May 2024

3/49 Merlin Street, Corio, Vic 3214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick De Stefano  
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Mark Mayfield  
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**\$400,000 - \$440,000**

Welcome to 3/49 Corio Vic, a two-bedroom brick unit that harmonizes comfort and convenience. Located in the Corio neighborhood, this property offers a blend of indoor and outdoor living with practical features. The inviting living area showcases timber-look floors that add a delightful touch of rustic charm. The modern kitchen, equipped with gas hotplates and an electric oven, is ready to handle all your culinary adventures. The property is highlighted by two spacious bedrooms, each offering built-in robes that provide ample storage for all your possessions. Welcome the warming sun each morning while simultaneously maintaining your cool with a split system installed in the living room and fans in all the rooms. For those eager to make an environmentally friendly choice, the unit comes with solar panels, a cost-effective and sustainable energy solution. Adding to the security features, the unit is fitted with electric window shutters, providing a safe and secure living environment. A bonus feature is the remote control door garage that provides ample storage space for your vehicle and other items. Don't miss the opportunity to settle into this perfectly appointed, low-maintenance unit where comfort and convenience reside together. Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)