

# 3 Doric Mews, Mernda, Vic 3754

Rata & Co.

## House For Sale

Saturday, 11 November 2023

3 Doric Mews, Mernda, Vic 3754

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 652 m2

Type: House



Emilia Faba

0410655145

## AUCTION Sat 9 Dec 9:30am

Located amongst peaceful and tranquil surrounds opposite Mayfield Park is this stunning five bedroom family sized home with plenty of space and versatility throughout. Located within the heart of Mernda and within close proximity to extensive infrastructure. Enjoy easy access to a wide range of amenities including Mernda Train Station, Mernda Village Shopping Centre, Mernda Town Centre, Mernda Junction, Mernda Central College and much more. Offering an expansive floor plan that features a large open plan living zone with sectioned meals and family room. A full sized kitchen with large L shaped Island bench and featuring stainless steel Viali appliances, wine rack and walk in pantry. Following on is a large rumpus room which is perfect for entertaining. An entertainer's style backyard featuring a covered decked alfresco area, separate gazebo and large grass area. This home comprises of spacious carpeted bedrooms containing built in robes including a large master suite that contains a walk in wardrobe and large ensuite with double basins, shower and water closet. All bedrooms are serviced by a large central bathroom complete with shower, bathtub, vanity and separate water closet. Other features of this property include: Floating floorboards Ducted heating Cooling Large backyard Entertainers alfresco Double remote control garage Direct access to Plenty Road Walking distance to multiple schools, shops and parks PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.