

# 3 Eugenia Street, Mernda, Vic 3754

## House For Sale

Friday, 15 March 2024

3 Eugenia Street, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



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**\$995,000**

**THE GOOD BITS** 490m<sup>2</sup> allotment (approx.) | Four bedrooms | Retreat size main with dual basin ensuite featuring oversized shower | Deluxe family bathroom | Three living areas | Versatile study/bedroom/living area | Stone kitchen with island breakfast bench | Stainless steel appliances | Butler's pantry | Covered alfresco area | Family sized fitted laundry | Ducted heating, cooling and vacuum | Guest powder room | Heated pool in paved surrounds | workshop | Pool equipment shed | Remote double garage with internal access | Alarm | Day-night blinds | 750 m Mernda Central College (P-12) | 1.5 km to Mernda Village | 1.8 km to Mernda station **WHAT YOU'LL LOVE** Be captivated by the quality and location of this impressive family home. Combining spacious interiors and quality finishes over two substantial levels, this highly desirable home offers the perfect low-maintenance poolside package with something for everyone. Set in a quiet and idyllic location, a short walk to parks, schools, Mernda village and the station, it has everything you need for a comfortable and stylish lifestyle, including space to grow! After a dinner party, the butler's pantry is the perfect hiding place for all the dishes. They'll still be there tomorrow, and you can enjoy the night! A sitting room/study/bedroom at the front of the house delivers versatile family spaces. The laundry is large enough to cope with whatever the family throws at it. It doesn't mean they'll bring their clothes down from their bedrooms, though. The first-floor living area is an ideal and spacious retreat for the kids. It doesn't encroach on your space downstairs, so that can stay neat and tidy. Expansive paved spaces around the pool area provide plenty of space to dry off before heading inside, while the alfresco provides shady spaces for you to supervise games of Marco-Polo. A dedicated shed ensures all the pool toys and tools have somewhere to go without cluttering the pool surrounds. Ducted heating and cooling ensure year-round comfort, while the ducted vacuum ensures easy year-round cleaning.