

# 30 Newington Parade, Mernda, Vic 3754



## House For Sale

Wednesday, 12 June 2024

30 Newington Parade, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 301 m2

Type: House



Sugath Warnasuriya  
0394079100

**\$639,500**

Currently tenanted with a secure tenant and receiving \$2,260 per calendar month. This modern 4 bedroom home is located in desirable Fairview Estate boasts quality finishes throughout. Step into an open plan living area abundant with natural light, perfect for both relaxation and gatherings. The spacious backyard offers a safe haven for kids to play and explore, making it an ideal family retreat. Conveniently located within walking distance to Gilson College and shopping precinct, and just a short distance from the Mernda Train Station, this home ensures ease of access to all essential amenities. The property features four bedrooms with built-in robes, including a master bedroom with a private ensuite and walk in robe, providing comfort and privacy for everyone in the family. The modern open plan kitchen and dining area is equipped with a dishwasher and 900mm appliances, ready for your culinary adventures. The central bathroom includes a separate shower and bath, while ducted heating and evaporative cooling throughout ensure year-round comfort. Additional highlights include a separate laundry, a single garage with internal access, and a spacious backyard. Be the first to secure this prime property and enjoy the ultimate in contemporary family living!

Accommodation:

- Master bedroom with Ensuite and WIR
- Other bedrooms with BIR
- Open plan living, dining and kitchen
- SS Gas cooktop, oven and dishwasher
- Stone benchtops & ample storage
- Central heating and evaporative cooling
- Full-size laundry with external access
- Fully landscaped low maintenance yards
- Single garage with internal access
- Built Year: 2018