

36 Ducal Parkway, Mernda, Vic 3754



House For Sale

Tuesday, 23 April 2024

36 Ducal Parkway, Mernda, Vic 3754

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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\$700,000-\$750,000

Presenting the keys to a standout, ultra modern townhome where the soaring façade makes a bold statement and is the gateway to a sleek interior delivering smart, contemporary living with all the benefits of energy efficient, Smart Temp air filtration, zoned heating & refrigerated cooling plus in-floor hydronic system. Showcasing fabulous function for a satisfying lifestyle, this property features: a range of living areas, three stylish bathrooms, media room or possible fourth bedroom, enclosed, light-filled alfresco with serverly bifold window and doors connecting to the well-appointed kitchen boasting induction cooktop/oven and dishwasher. The upper level reveals a generous Master Suite with double sink ensuite, frameless shower, walk-in robe and dual aspect balcony with views of the distant hillside, two additional bedrooms share the convenience of a third bathroom while a cosy space at the top of the stairs enjoys an abundance of natural light from the large picture window, making it an ideal spot for quiet reading, study or office space. Pristine and perfectly private, this property comes with an impressive list of inclusions: double garage with Tesla future power point and epoxy flooring, stone benchtops throughout, laundry, bamboo floors, wool carpet, double glazed windows, 16 solar panels and 3-phase power. Set in a low maintenance, native garden across from walking tracks and lush greenery, it offers a desirable lifestyle within easy reach of Mernda Junction Shopping Centre, Mernda Town Centre, Mernda Train Station, bus service, Mernda Central P-12 College and Mernda Primary School. Ray White Doreen (03) 9432 7000 Aaron Geary 0433 269 665 aaron.geary@raywhite.com Kristin Parker 0425 210 602 kristin.parker@raywhite.com