

**38 Regent Street, Mernda, Vic 3754**

Rata & Co.

**House For Sale**

Friday, 3 May 2024

38 Regent Street, Mernda, Vic 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leon El Assaad  
0423588621



Andrew DeSanto  
0416574839

**\$550,000 - \$600,000**

Upon entry, you will feel right at home! With four very spacious bedrooms, all with built in robes and the master with walk-in robe and ensuite, it is sure to accommodate the growing family! A bright and light filled open floor plan spoils you with a spacious kitchen, with stone benchtops and stainless-steel appliances, all topped off with an adjoining dining/living area. Outside we have a large back yard which is rare to find that shows off some stunning views! Set in a highly sought-after pocket of Mernda you are within proximity to excellent schools, public transport and parklands. Extra features include - Split system heating & cooling, Ducted heating, Separate laundry, Double car lock up garage, Dishwasher, study nook, and much more! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.