

# 40 Waterwheel Grove, Mernda, Vic 3754



## Sold House

Saturday, 18 November 2023

40 Waterwheel Grove, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sugath Warnasuriya  
0394079100

**\$687,000**

This immaculate 4-bedroom home offers sophisticated design and features that will undoubtedly captivate even the most discerning buyers. Nestled in the highly coveted Mernda Village Estate, this property combines contemporary style with the convenience of being close to essential amenities, ensuring a lifestyle of comfort and ease. From the instant you step inside, the standout features will effortlessly capture your attention and hold it in awe. The master bedroom is a cozy sanctuary, featuring a spacious walk-in robe and a double vanity ensuite, while the remaining 3 bedrooms offer practicality with built-in robes. A formal lounge perfect for hosting gatherings. The well-thought-out family-friendly floor plan immediately grabs your attention. The open-plan living, dining, and kitchen area is bathed in natural light, creating an inviting space that is aesthetically pleasing. The kitchen itself is a culinary haven, showcasing mirror splashbacks, stone benchtops, 900mm cooktop, oven, a dishwasher, and an abundance of storage space with a walk-in pantry. A study is tucked away providing an efficient space for working from home. Outside, the low-maintenance backyard is a hassle-free retreat, featuring a spacious patio that beckons for outdoor entertaining. This home is equipped for year-round comfort with central ducted heating and, split system air conditioning units for the living area and master bedroom. The chic laundry offers space for a washing machine, dryer, and ample storage. Every detail has been meticulously considered to ensure a quality lifestyle and convenience. Don't miss the opportunity to make this stunning residence your own!

Features:- Master Bedroom with WIR & Ensuite- All other bedrooms with BIR- Formal Lounge & Study- Open-plan living, dining & kitchen- Stone benchtops & WIP- Gas cooktop/oven & Dishwasher- Central Ducted Heating- 2 x Split System Aircons- Downlights & Security cameras- Plantation Shutters- Low maintenance yards- Double Garage with remote access- Built Year: 2015- Land Size: 392M2 Approx.- Approximate rental return of \$580 per week