

**41 Mccubbin Way, Mernda, Vic 3754**

**Townhouse For Sale**

Tuesday, 9 April 2024

41 Mccubbin Way, Mernda, Vic 3754

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Phil Di Battista

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**ESR: \$440,000 - \$470,000**

Enjoying a perfect position for a lifestyle of ease within the Mernda Village Estate, this contemporary home blends low-maintenance living with an ultra-convenient location just footsteps from the Village and its shopping, dining, education and transport options! Set behind easy-care gardens, the ground floor is dedicated to living, dining, and entertaining! Anchored by a stone-finished, stainless steel-appointed kitchen, carpet and tiles define the free-flowing living and dining spaces. Glass sliders glide back for easy access to a private rear yard, offering space for alfresco enjoyment while linking the house to undercover parking. Behind a remote door for security and accessed via a rear laneway, its impressive dimensions and roof provide the perfect alternative for entertaining outdoors if the weather turns. Sharing the family bathroom are two first-floor bedrooms. Both enjoy the convenience of fitted walk-in robes, with one opening to a private balcony. Adding to the appeal of the well-proportioned, thoughtfully laid-out interior are extras, including multiple split system units, a guest powder room, concealed laundry, and under-stair storage. A brilliant solution for those seeking affordable living without compromising on location, it will also suit astute investors looking to take advantage of current, strong rental returns. **\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\***