

45 Mercia Avenue, The Basin, Vic 3154



House For Sale

Friday, 3 May 2024

45 Mercia Avenue, The Basin, Vic 3154

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2338 m2

Type: House



Matt Morris
0478634185

Auction (\$900,000 - \$990,000)

Experience the Perfect Blend of Space, Light, and Natural Beauty at 45 Mercia Avenue in The Basin. Welcome to 45 Mercia Avenue, where expansive living areas and an abundance of natural light create an inviting atmosphere for families and entertainers alike. This unique property is nestled among the treetops, offering stunning views of the Dandenong Ranges without the driveway being an inconvenience. The double carport ensures ample space for your vehicles with additional car spots available on the property. Step inside and find yourself in a welcoming entryway with a split-level staircase leading you to the heart of the home. Ascend to the upper level, where the vast living, dining, and kitchen areas are designed for easy entertaining and family gatherings. The open layout, complemented by large north-facing windows, fills the space with natural light and offers a seamless connection to the outdoors. Three separate doors lead out to a spacious balcony that runs the entire length of the house, providing a perfect setting for morning coffee, bird-watching, or hosting friends. The kitchen is a cook's delight, featuring modern appliances, a dual oven, a gas cooktop, and a wide breakfast bar. The striking black tiled splashback adds a touch of sophistication, while the natural timber floors throughout the home bring warmth and character. Spacious Bedrooms and Family-Friendly Yard At the end of the upper level, you'll find a generous master suite with private balcony access and a large north-facing window for plenty of sunlight. Nearby, there's a spacious laundry room and a well-sized bathroom that serves the master suite and the second upstairs bedroom. Downstairs, two additional bedrooms with built-in robes share a secondary living area and bathroom, offering plenty of space for children or guests. This level also includes a walk-in linen closet and space under the stairs for extra storage. Double doors lead from the lower living space to the backyard, which is perfect for kids to play and explore. There's even under-house storage, ideal for garden tools, holiday decorations, or other items that need a safe place to stay. Enjoy the View and Extra Car Space Whether you're a nature lover or simply enjoy beautiful views, the outlook over the Dandenong Ranges is sure to impress. And with additional parking spaces for extra cars, you'll never have to worry about where to park. 45 Mercia Avenue is the perfect opportunity for first-time homebuyers, families, or investors seeking a spacious, light-filled home with all the amenities needed for comfortable living and entertaining. Don't miss your chance to make this unique property your own. Additional features include, Exposed timber beams, Storage shed under carport, and north facing backyard. Features: • Ducted heating • Hardwood Flooring • Dual Living • Two Car Carport • Dual Ovens • Gas cooktop • High ceilings • Treetop Views • Coonara in living room • 2x split system Air Conditioners • Under house storage • Lock up shed outside • 4 bedrooms, 3 with BIRs, 1 without • 2 bathrooms • Main bathroom has shower, single vanity, toilet and bath • Light filled open plan living/dining/kitchen with direct access to balcony • Generous laundry facilities • Second living area downstairs with direct access to backyard • Additional cupboard storage throughout • Modern kitchen with breakfast bar, tiled splash back, 5 burner gas cooktop, variety of kitchen appliances Location: Located amongst the treetops this home is close to Schools, Shops and Transport. If schooling is your top priority this Home is situated walking distance to Fernbrook Primary School and mere minutes to St Bernadette's Primary School, The Basin Primary School, Boronia K-12 College, and Ferntree Gully North Primary School. With direct access to the Dandenong Ranges behind you the weekend will never be bleak and with Boronia Shopping Mall just seconds down the road there is also plenty to keep you entertained and well fed. Boronia Train Station is also just a roll down the hill making longer commutes a breeze. On Site Auction 25th of May at 2:30pm.