

# 6 Ducal Parkway, Mernda, Vic 3754



## Sold House

Friday, 3 November 2023

6 Ducal Parkway, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Sugath Warnasuriya  
0394079100

**\$706,000**

This stunning property set on a 400m<sup>2</sup> block in the heart of Mernda offers the ideal blend of space, style, and comfort for you and your family. It is located close to Mernda Junction Shopping Centre, Mernda Village Shopping Centre, Mernda Town Centre, and within walking distance from the Mernda Central College. Step inside and be greeted by a spacious formal lounge, strategically located closer to the main entrance. It's the ideal setting for hosting intimate gatherings and creating wonderful memories. The master bedroom, situated at the rear of the house, is your private retreat. It features a walk-in robe and a beautifully appointed ensuite, ensuring you have the space and privacy you deserve. The other three bedrooms are thoughtfully designed with sliding robes, offering ample storage space for all your needs. The heart of this home is the open-plan kitchen/meals/living zone. It's perfect for daily family life and entertaining guests. You'll love the sleek Caesar stone kitchen with its stainless-steel appliances including oven/cooktop, dishwasher, and ample storage. The dedicated study is perfect for working from home or a home office. Access the alfresco through glass sliding doors and step into your low-maintenance backyard, perfect for entertaining guests over barbecues and outdoor gatherings. This home freshly painted with new carpets offers gas-ducted heating and split system cooling in the living area & Master bedroom. The double garage with internal access completes the picture. Features:- Master Bedroom with WIR & Ensuite- All other bedrooms with BIR- Formal Lounge & Study - Open-plan living, dining & kitchen- Stone benchtops & ample storage- Gas cooktop/oven & Dishwasher- Freshly Painted and New Carpets- Central Ducted Heating- 2 x Split System Aircons- Undercover Alfresco- Low maintenance yards- Double Garage with remote access- Built Year: 2010- Land Size: 400M<sup>2</sup> Approx.