

# 6 Grafton Street, Mernda, Vic 3754

## Sold House

Monday, 23 October 2023

6 Grafton Street, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

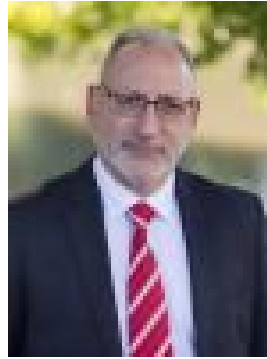
Parkings: 3

Area: 372 m<sup>2</sup>

Type: House



Beklan Altuntas  
0457586800



Mark Imbesi  
0418345097

**\$645,000**

\*Fixed Date Sale closing Tuesday 21st November at 5pm (Unless Sold Prior)\*Welcome to 6 Grafton Street, Mernda - where convenience meets comfort. This immaculate brick veneer residence is designed for the modern family, offering a perfect blend of style and practicality. With a formal lounge, spacious open-plan living, and four bedrooms, this home is poised for those seeking both space and functionality. This is a golden opportunity to secure your family's future in a vibrant and growing community. Act now and make 6 Grafton Street your new home. For inquiries or to schedule a private viewing, contact us today.

Property Specifications:

- Land size of 372m<sup>2</sup> (approx.)
- Four generously sized bedrooms with main bedroom featuring ensuite and WIR, built-in wardrobes in others.
- Inviting lounge room with carpeted flooring and roller blinds, suitable for a home office or study.
- Modern kitchen with ample cabinetry, pantry, 20mm stone benchtops, stainless steel gas hot plate, under bench oven, rangehood canopy, dishwasher, and glass splashback.
- Open plan living and dining area with sliding door access to the rear yard and inverter air-conditioner.
- Central bathroom with shower, bath, toilet, vanity, and mirror.
- Ensuite with shower, vanity with mirror, and toilet.
- Large tiled laundry with single stainless-steel trough and cupboard.
- Low maintenance yard and gardens.
- Double remote entry garage and additional parking in the driveway.
- Extras include gas ducted heating, inverter air-conditioner, ducted vacuum, alarm system, security doors, and more.

Location Benefits:

- 2.9 km (approx.) to the Mernda Town Centre.
- 950m (approx.) to Leonardo Park.
- Proximity to local schools, medical clinic, and shopping precincts.
- 3.4 km (approx.) to the Mernda Train Station.
- 33 km (approx.) to Melbourne Airport.
- Mernda is located 30 km North of the CBD with excellent access to the M80.

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