

# 7 Monarch Avenue, Mernda, Vic 3754

RESIDER

## Sold House

Friday, 10 November 2023

7 Monarch Avenue, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Sugath Warnasuriya  
0394079100

**\$715,000**

Located in a thriving neighborhood, this home on a 402m<sup>2</sup> block offers you the chance to become part of a vibrant and evolving community. Unlock the perfect blend of modern comfort and convenience with this 4-bedroom home located close to schools, shopping, parks, restaurants, and more. The master suite, situated at the entrance, features a walk-in robe and ensuite for your personal retreat. A gracious formal lounge with sliding door access to the side yard sets the tone for welcoming gatherings. The heart of the home unfolds into a spacious open-plan living, dining, and kitchen area, designed to create a generous space for family enjoyment. A tucked-away study at the rear offers an ideal work-from-home setup. Three additional bedrooms, all with built-in robes, are strategically placed around the main bathroom. Step outside to the covered alfresco area, complete with a ceiling fan, perfect for hosting family and friends. The low-maintenance, fully landscaped backyard with a small veggie patch is sure to be appreciated by all residents of this humble abode. Don't miss this opportunity to be part of a thriving community. Features:- Master Bedroom with WIR & Ensuite- Open-plan living, dining & kitchen- Gas cooktop/oven & Dishwasher- Central Ducted Heating- Split System Aircon- 6 x Security Cameras- Low maintenance yards- Double Garage with remote access- Built Year: 2015- Hermitage Homes- Land Size: 402M<sup>2</sup> Approx.-Approximate rental return -\$550 per week