

# 7 Westgarth Road, Mernda, Vic 3754



## House For Sale

Friday, 1 December 2023

7 Westgarth Road, Mernda, Vic 3754

**Bedrooms: 3**

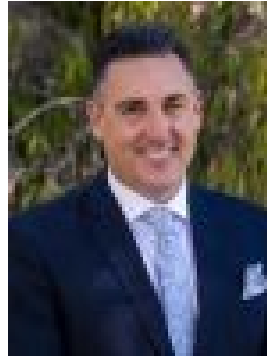
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Katie Petsinis



Matt Nostro

0472534369

**\$510,000 - \$560,000**

**TAKE A PEEK:-** Beautifully presented with light-letting interiors and a low-maintenance block- Surrounded by parklands and only moments from Mernda Village and all local amenities- Two-bedrooms, two-bathrooms and a separate study or 3rd bedroom ensure versatility and flexibility- Modern finishes with potential to add individual style and flair**LOOK INSIDE:-** Light-letting interiors echo the facades simplistic stylings with modern and neat appeal- Hard-wearing floors anchor a free-flow of living and dining space- A collection of sliders welcomes easy indoor/outdoor access to the covered patio and yard- An entertainer's kitchen comprises a gas cooktop and underbench oven, dishwasher and bar- Keeping connection between work and play, an open study provides working-from-home space- Spacious master bedroom presents with walk-in robe and ensuite, and front-facing aspects- Secondary bedroom with generous size built-in robes and natural light- A light filled central bathroom with vanity and recess bathtub- Solar Panels installed for significantly reduced energy bills- Gas ducted heating, split-system air conditioning in main living area, remote single garage with off street driveway parking for a second vehicle, solar panels, outdoor storage shed, brand new carpets throughout, internal laundry and ample storage space- Secure rear fencing with outdoor entertaining space and large covered patio / alfresco area**THE AREA:-** Zoned under 'General Residential Zone - Schedule 1'- Positioned within the Whittlesea City Council- Walking distance to Mernda Village, Mernda Primary School and Train Station- Situated amongst sensational parklands and walking tracks**THE CLOSER:-** A low-maintenance allotment perfect for the active lifestyle- Immaculate interiors with thoughtful layout including generous living and dining space- Two bedrooms, two bathrooms, plus third bedroom or separate study and single remote garage- An ideal home for downsizers, first-time buyers or the savvy investor\* **NOTE :** PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS \***DISCLAIMER :** Please note that all dimensions are approximate only and the particulars given are for information only & do not constitute any direct representation on the part of the agent or vendor. All interested parties are required to make their own direct enquiries to verify and confirm the information provided. While every effort has been made to ensure the information provided is correct, NOSTRO Real Estate is not responsible for any inaccuracies.<https://www.consumer.vic.gov.au/duediligencechecklist>