

# 9 Mervyn Court, St Albans Park, Vic 3219



## House For Sale

Friday, 3 May 2024

9 Mervyn Court, St Albans Park, Vic 3219

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 690 m2

Type: House



Tiffany Simpson  
0417149049



Sharon Ng  
0425857250

**\$579,000 - \$629,000**

This remarkable property caters to a variety of buyers, including first-time buyers, investors, or those seeking to downsize. Set on a 690m<sup>2</sup> block in the vibrant St Albans Park, this brick home offers delightful surprises. Featuring three bedrooms plus a study, it presents endless possibilities to personalize your living space. Tucked away in a peaceful court, just a short distance from the Geelong waterfront, it offers an affordable opportunity to own a property on a generous plot. Upon entering, you'll be greeted by a bright and spacious lounge room, illuminated by natural light streaming in through large windows. The adjoining open-plan dining and kitchen area serves as the focal point of the home, ideal for family gatherings. Glass sliders lead to a sizable undercover alfresco area, seamlessly merging indoor and outdoor living spaces for entertaining. Three well-proportioned bedrooms with built-in robes, sharing convenient access to the central family bathroom, complete with a bath, shower, and separate toilet. An open-plan kitchen and dining area seamlessly blending with the living space. Gas heating and three split systems ensuring year-round comfort. 5kw Solar system. Parking for Boat/Trailer/Caravan- Undercover Pergola- Court Location- Rental App \$470pw The north-facing backyard enhances the property's appeal, while nearby amenities such as Splashdown Leisure Centre, Grinter Reserve sporting grounds, and Bellarine Highway Shopping Centre's offer convenience. Furthermore, easy access to the Geelong CBD and the Bellarine Peninsula via the Bellarine Highway makes exploration and enjoyment effortless.