

# 17 Mervyn Road, Belgrave South, Vic 3160

## House For Sale

Tuesday, 2 July 2024



17 Mervyn Road, Belgrave South, Vic 3160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 5493 m2**

**Type: House**



Gavin Coyne

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**\$1,320,000 - \$1,420,000**

Situated on a peaceful corner with the benefit of sealed road access, you can enjoy the best of a town and county experience. Perfect for a young family or home business, the land gives you the rural benefits of a hobby farm lifestyle on a picturesque 5490sqm (approx.) while being a short drive to all amenities. The renovated home has a warm and inviting feel and has been meticulously updated and maintained. There are three bedrooms plus a study, the master bedroom has a renovated full ensuite and BIR and the other two bedrooms have built-in robes and are serviced by the main bathroom. The entry has a real WOW factor with high exposed timber ceiling over the family room with large coonara wood heater. The updated kitchen will impress any chef, with a stone benchtop and quality appliances including dishwasher and overlooks the open plan dining area. There is also a separate formal lounge with a second coonara wood heater. If you have trucks, equipment or extra vehicles you need to store, then this property ticks your boxes. There is a wide access where you can park your daily cars in the oversized double garage or double carport, and for larger vehicles a long circular driveway with parking area that leads to a 12m x 7m shed with 4m high clearance, which would be perfect for someone running a home business or tradie needing room to store equipment. Outside is a perfect hobby farm lifestyle, with fenced paddock perfect for small farm animals like sheep or alpaca's and enjoy entertaining under the alfresco or Bali Hut while the kids play on the built-in playground and enjoy adventures around the grounds. Other inclusions: ducted heating and refrigerated air conditioning, 6.4kw solar panel system and 68000L in water tanks, alarm system to the house, garage and shed, additional woodshed and garden shed and many fruit trees. This property offers you and your family a lifestyle they will never forget, call and organise your inspection before it's too late.