

# 19 Villeroy Street, Mernda, Vic 3754

RESIDER

## House For Sale

Wednesday, 10 July 2024

19 Villeroy Street, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 576 m<sup>2</sup>

Type: House

## Contact Agent

Nestled in a sought-after location, this residence offers easy access to all amenities and the nearby train station, making your daily commute a breeze. Step inside to be greeted by a warm and inviting atmosphere. The heart of the home is the stunning new kitchen, boasting sleek stone benchtops, high-quality 900mm appliances, and ample storage in the walk-in pantry. Whether you're a culinary enthusiast or simply love to entertain, this kitchen is sure to impress. Relax and unwind in the spacious open-plan living, dining, and kitchen area, perfect for spending quality time with loved ones. When it's time to retreat, the master bedroom offers a private sanctuary with a walk-in robe and ensuite. The additional three bedrooms, including a versatile fourth bedroom or home office, provide ample space for family members or guests. Enjoy the outdoors in your own private oasis. The undercover alfresco area, complete with a soothing water feature, is the ideal spot for alfresco dining or relaxation. The good-sized backyard offers plenty of space for children to play or for gardening enthusiasts to indulge their green thumbs. Stay comfortable year-round with the benefit of central ducted heating, evaporative cooling, and a split system air conditioner in the living area. Additional features include a cozy fireplace in the formal lounge for those chilly evenings, a security alarm for peace of mind, and a 6.6kw solar panel system to help you save on energy costs. A double garage with a roller door to backyard for additional parking for trailers, boats or Jetski's. This exceptional home offers the perfect combination of style, functionality, and location. Don't miss this opportunity to make it yours. Contact us today to arrange an inspection.

Accommodation:

- Master Bedroom with walk-in robe and ensuite
- 2 other bedrooms with built-in robes
- Bedroom 4 / Study
- Formal lounge with fireplace
- Open plan living, dining and kitchen.
- New kitchen with stone benchtops
- 900mm appliances and walk-in pantry
- Freshly painted & New Carpets
- Central ducted heating and Evaporative cooling.
- 1x Split system Aircon in the living area.
- 6.6kw Solar Panel System
- Security Alarm
- Ducted Vacuum
- Undercover alfresco with a water feature
- Double garage with a roller door to backyard
- Land Size: 576m<sup>2</sup> Approx.
- Built Year: 2008 \* Approximate rental return \$700 per week