

# 41 Erskine Road, Mernda, Vic 3754

RESIDER

## House For Sale

Tuesday, 25 June 2024

41 Erskine Road, Mernda, Vic 3754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 504 m2

Type: House



Sugath Warnasuriya  
0394079100

**\$800,000-\$850,000**

Welcome to this beautiful 4-bedroom family home, located just a stone's throw away from everything you need. This stunning property boasts a generous 504m<sup>2</sup> block in a coveted pocket of Mernda, placing the vibrant Mernda Village Shopping Centre, schools, Mernda Adventure Playground and the upcoming Regional Aquatic and Sports Centre at Mernda all at your doorstep. Inside, discover a haven of modern luxury. A wide corridor leads past a spacious master bedroom with a pampering ensuite and walk-in robe. The other well-proportioned bedrooms boast built-in robes and share a stylish main bathroom and separate toilet. But the heart of the home truly shines with a large open-plan living, dining and kitchen area. The kitchen features sleek stainless steel appliances, stone benchtops, and a pantry for ultimate convenience. Step further and discover a formal lounge perfect for gatherings, and a rumpus/study ideal for a dedicated work-from-home space or a haven for the kids. Outside, discover your own private oasis with an impressive decked alfresco area with a water feature, perfect for entertaining or simply relaxing. The low-maintenance backyard boasts a decked pergola, sandpit, and established landscaping, offering privacy and endless fun for children. This meticulously maintained property boasts additional features like a full-size laundry, internal access from the double garage, ducted heating and cooling, and a massive 10.36Kw solar system to keep energy bills low. The vendors have even freshly painted the entire inside and front facade of the house and installed new carpets, all you need to do is move in and begin living the extraordinary lifestyle this home offers! Don't miss this opportunity!

Accommodation: • Master bedroom with Ensuite & WIR • 3 x Bedrooms with BIR • Formal Lounge • Rumpus/Study • Open plan living, dining and kitchen • Gas cooktop, Electric oven and Dishwasher • Stone benchtops and Pantry • Central Heating and Evaporative cooling • 4 x Security Cameras • 10.36kw Solar Panel System • Full-size laundry with external access • Alfresco Entertainment Area • Decked Pergola & Kid's Sandpit • Fully landscaped well established yards • Double garage with internal access • Built Year: 2010 • Builder: Metricon Homes • Land Size: 504m<sup>2</sup> Approx.\* Rental return- \$650 P.W approximately