

**49 Merrystowe Way, Harkness, Vic 3337**



**House For Sale**

Wednesday, 3 July 2024

49 Merrystowe Way, Harkness, Vic 3337

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 591 m2**

**Type: House**



Mark Mintoff  
0397320000

**\$730,000 - \$800,000**

Presenting 49 Merrystowe Way, Harkness, a beautifully maintained property in the coveted Arnolds Creek Estate. This home offers unparalleled convenience, being within walking distance of bus stops, shops, and top schools like Arnolds Creek Primary, St Catherine Primary, and Catholic Regional College. Upon entering, you'll be captivated by the spacious master bedroom, complete with a walk-in robe and a luxurious ensuite. The heart of the home features a modern, recently upgraded kitchen with 40mm stone benchtops, premium 900mm appliances, and a walk-in pantry, seamlessly flowing into the open-plan living and dining area. A formal living zone adds extra space for family gatherings or entertaining. The remaining three bedrooms are generously sized with built-in robes and share a sleek central bathroom. Outside, an expansive alfresco area with a built-in BBQ, ample bench space, and bistro blinds offers year-round entertaining. The backyard provides a grassy area ideal for kids to play. The garage includes drive-through access to a 6x6 meter powered shed, perfect for additional cars or a workshop. Key features include 9ft ceilings, ducted heating, split system cooling, tinted front windows, a remote double garage with internal and drive-through access, ample storage, a dishwasher, roller shutters on secondary bedrooms, an alarm system, CCTV, an intercom system, and security doors. This home has it all! Photo ID Required for All Property Inspections Please refer to the link below for the most recent Due Diligence Checklist: [https://bit.ly/RWDue\\_Diligence](https://bit.ly/RWDue_Diligence) Please refer to the link below for Ray White's Collection Notice: [https://bit.ly/RW\\_PrivacyNotice](https://bit.ly/RW_PrivacyNotice) DISCLAIMER: All dimensions are approximate. The details provided are for general information purposes only and do not constitute any representation by the vendor or real estate agent. This document has been prepared solely for marketing purposes. While every effort has been made to ensure the accuracy of the information, we do not accept responsibility for any errors. Prospective buyers should conduct their own inquiries to verify the information provided.