

8 Merdon Place, Kurunjang, Vic 3337



House For Sale

Wednesday, 26 June 2024

8 Merdon Place, Kurunjang, Vic 3337

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 794 m2

Type: House



Rahul Assudani
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\$590,000 - \$640,000 !

Stockdale and Leggo Real Estate are proud to present 8 Merdon Place, Kurunjang, a delightful family home nestled in a serene and sought-after neighbourhood. This appealing property offers an exceptional combination of comfort, convenience and investment potential, making it an ideal opportunity for homebuyers and investors alike. As you approach the property, you are greeted by beautifully landscaped front gardens that set the tone for the warm and inviting ambiance that awaits within. Situated on a generous 794m² block, this residence boasts ample space for relaxation, entertainment and future development possibilities (STCA). Step inside and you'll immediately appreciate the thoughtfully designed layout that maximizes both space and functionality. Upon entry, you are welcomed into a formal lounge, a perfect setting for greeting guests or enjoying quiet moments with family. The formal lounge flows seamlessly into the heart of the home - a spacious open-plan kitchen and dining area. The well-appointed kitchen features modern appliances, ample cabinetry and a generous countertop space, making meal preparation a breeze. The adjacent dining and living area provides a comfortable space for family meals and gatherings. The living room extends effortlessly to an outdoor covered pergola, creating a seamless indoor-outdoor living experience. The pergola is ideal for year-round entertainment, whether hosting barbecues with friends or enjoying a peaceful evening under the stars. The home is equipped with central heating and cooling. The property offers three generously sized bedrooms, each equipped with built-in robes, ensuring ample storage and a clutter-free living environment. These bedrooms are serviced by two central bathrooms designed for convenience and ease of access. The bathrooms are tastefully fitted with contemporary fixtures providing a touch of luxury to the daily routine. For those who require ample storage and secure parking, the property includes a double car garage. Additionally, there is a storage shed and an extra outdoor storage room, providing ample space for all your storage needs. One of the standout features of this property is its potential for future subdivision (STCA). The expansive 794m² block offers an exciting opportunity for those looking to invest in real estate development or simply wishing to expand their living space. Currently tenanted for \$410 per week, this property presents a fantastic investment opportunity with a steady rental income stream. The existing tenancy ensures that you can start earning from day one, making it an attractive proposition for investors looking to grow their portfolio. Kurunjang is a suburb known for its family-friendly atmosphere, excellent primary and secondary schools and convenient access to amenities. Residents will enjoy proximity to local shops, parks and public transport options, ensuring a comfortable and connected lifestyle. The community is vibrant and welcoming, making it a wonderful place to call home. In summary, 8 Merdon Place, Kurunjang, is a property that ticks all the boxes. With its spacious and well-designed layout, beautifully landscaped gardens and exciting potential for future development, it offers a unique blend of comfort and opportunity. Whether you are a growing family in search of a forever home or an astute investor seeking a promising addition to your portfolio, this property is a must-see. Don't miss your chance to secure this exceptional home. Contact us today to arrange an inspection and experience firsthand the charm and potential of this magnificent property. Note: Photo-id required at the inspection. Every precaution has been taken to establish accuracy of the above information, but it does not constitute any representation by the vendor or the agent. Please make your own enquiries related to the property.