

**31 Shearwater Drive, Mernda, VIC, 3754**



**Sold Townhouse**

Thursday, 22 August 2024

31 Shearwater Drive, Mernda, VIC, 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Wayne Millership

0425707080

## Waterfront Home in a Convenient Location

Idyllically located in the sought after Woodland Waters Estate, this waterfront home offers a quiet relaxed lifestyle along with the convenience of amenities such as Hawkstowe Train Station, Mernda Town Centre, Waterview Reserve and Mernda Park Primary just moments away.

Designed for modern living, this double story home comprises 4 spacious bedrooms (main with WIR, ensuite & private balcony), a light filled open living area downstairs incorporates a modern kitchen fitted with stainless steel appliances and finished with stone benchtops, adjoining meals, and spacious family zone. Head upstairs where you'll find a second living space, modern bathroom and large main bedroom. Outside the covered alfresco will meet your year-round entertaining needs whilst taking advantage of the waterfront ambience.

With a host of features that include ducted heating, evaporative cooling, oversized double garage, polished hardwood flooring, new carpets and the bonus of no body-corp this brilliant home would be ideal for a first home buyer, downsizer or those looking to add to their investment portfolio. Highlights include:

- 4 Bedrooms (Ensuite, WIR and private balcony to main)
- Main bathroom upstairs, powder room downstairs
- Modern Kitchen/Meals/Family area
- Upstairs Retreat or Rumpus
- Ducted Heating/Evap. Cooling
- Alfresco entertaining area
- OS Double Garage (2 separate remote doors)
- Waterfront location
- Freshly painted