



## Mernda, 3 Clanedin Avenue

Seize the opportunity now and don't miss out on this rare and exceptional offering! Vacant possession, ready to move in!

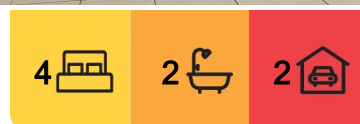
Don't let this unique opportunity slip away! Embrace the chance to become the owner or investor of a property that distinguishes itself with a spacious 435m2 land size. Ideally suited for first-home buyers or astute investors, this home comes with an appealing price tag, providing outstanding value.

This single-story residence features chic and generously sized interiors, bathed in natural light, providing a lifestyle of easy maintenance and convenient access to essential amenities. It stands out as an exceptional choice.

This versatile dual-living home presents a formal lounge area and an open-plan living and dining zone for everyone to enjoy. The gourmet kitchen is a highlight, showcasing stone benchtops, high-quality appliances, including a 900mm stainless steel cooker, and an



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$670,000 - \$710,000

**View**  
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expansive walk-in pantry.

Serving as the focal point of the spacious open-plan living area, it truly becomes the heart of the home. Offering abundant space for family relaxation or hosting extravagant gatherings, this area effortlessly extends to a combination of covered and open spaces. Here, you can relish meals while the kids and pets frolic in the ample backyard.

An impressive primary bedroom boasting a walk-in robe and ensuite, along with three other generously sized bedrooms equipped with built-in robes. The home also includes a modern central bathroom with a separate toilet, a laundry, and an outdoor space.

Just moments from Mernda Village Shopping Complex, Mernda Train Station, Mernda Central College, Ivanhoe Grammar College, and the extensive network of Bridge Inn Road and Plenty Road. With picturesque walking tracks and reserves nearby, seize this incredible opportunity to make this your new home.

Enhanced with ducted heating and cooling, a harmonious blend of plush carpeting and elegant tiles, large double remote garage with decent size laundry. This single-level haven caters to all age groups, various life stages, and even astute investors. The appeal is undeniable, making prompt action a must. Don't delay —seize this golden opportunity swiftly!

\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*

## More About this Property

Property ID	KAQHC2
Property Type	House

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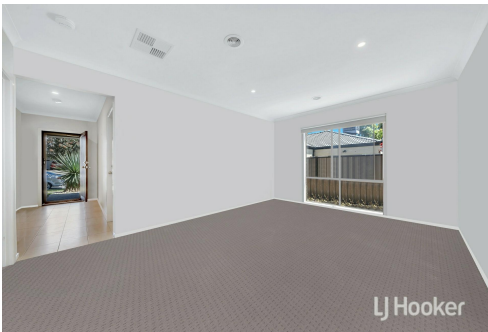
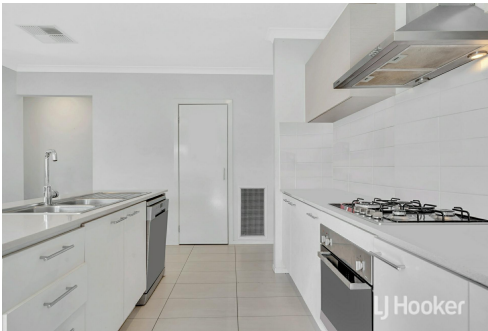
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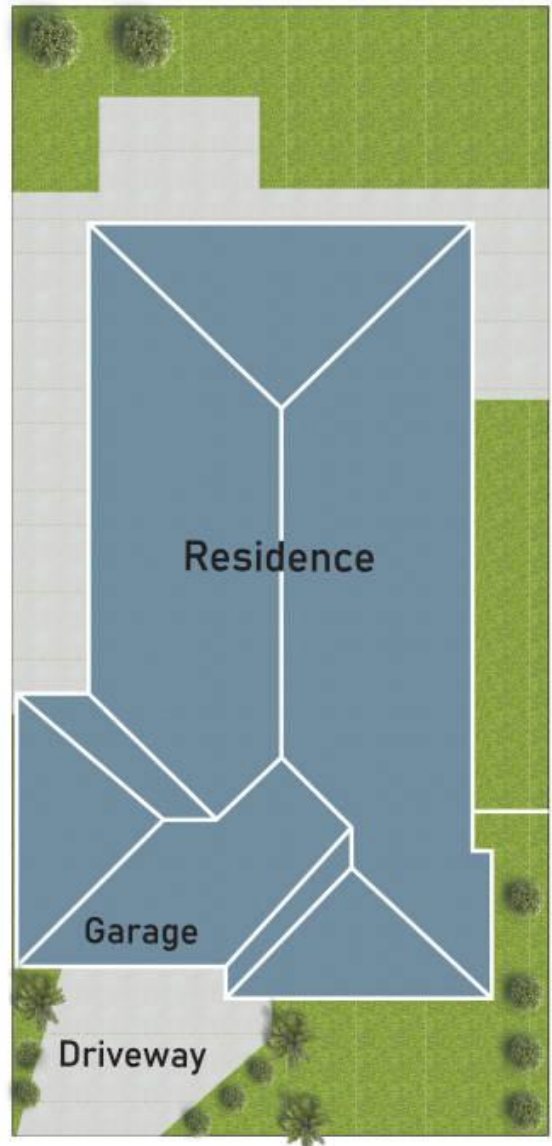
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## Floor Plan



## Site Plan



# 3 Clanedin Avenue, Mernda, VIC 3754

\* Dimensions are approximate and for illustrative purposes only