







9 Merryfield Circuit, Williams Landing

Quality, Space and Lifestyle in One Complete Package

The Property
Welcome to 9 Merryfield Circuit, Williams Landing. Spanning two beautifully designed levels, this refined residence showcases expansive living spaces and a layout tailored to modern family living, enhanced by quality finishes throughout. Comprising four well-sized bedrooms, two bathrooms, and a double garage, the home is complemented by a light-filled open-plan living and dining domain, a separate lounge, and an upstairs retreat. A generous timber decked alfresco enhances the seamless indoor-outdoor flow, creating an inviting setting for everyday living and entertaining. Ideally positioned close to shopping centres, train station access, quality schools, parklands, and major road connections, delivering exceptional convenience in a well-connected setting.

The Point of Difference
- A beautifully presented open-plan living and dining domain creates a sense of space and natural light, complemented by a separate lounge, an upstairs retreat, and a study nook, offering flexibility across both levels.
- Four well-proportioned bedrooms include a spacious main suite with walk-in robe and private ensuite, while the remaining

4 2 2

FOR SALE
$890,000 - $970,000

VIEW
By Appointment

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bedrooms feature built-in robes and are serviced by a central bathroom.

- The kitchen is beautifully finished with stone benchtops, a walk-in pantry, ample cabinetry, and a breakfast bar, creating a stylish and well-appointed space overlooking the main living area.
- A superbly finished timber decked alfresco creates a private outdoor setting, offering an ideal space for outdoor dining, relaxed gatherings, and effortless entertaining.
- Additional highlights include a double remote garage with internal access, ducted heating, evaporative cooling, downlights, quality window furnishings, a separate laundry with overhead cabinetry and laundry chute, and a powder room.











The Point of Interest
Positioned within a thriving and well-connected pocket, this address delivers outstanding everyday convenience with a full range of amenities just moments away. From shopping, cafés, and the train station to quality schools, childcare, parklands, and walking tracks, everything needed for day-to-day living is close at hand. Easy freeway access further enhances connectivity, simplifying travel across Melbourne. Combining accessibility with a strong sense of lifestyle appeal, this location presents a superb opportunity to secure a home in a sought-after and highly convenient setting.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 16 /04/26.

MORE DETAILS

Property ID	2JBYHGH
Property Type	House
Land Area	300 m2

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