



4 Womble Way Mernda, VIC



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## A Lifestyle of Effortless Family Living

An affordable, sizable home in the sought after Mernda Villages Estate, a hop, skip and a jump from all the shopping, educational and dining benefits of the Villages will make this a highly sought-after prize for owner occupiers and investors alike.

A choice of living areas that include a formal living room and a spacious casual living meals wrapping around a stone and stainless steel kitchen, are complemented by an alfresco in the low maintenance rear yard, ensuring easy indoor-outdoor enjoyment all year round. The central study delivers options for a kid's playroom if desired, while four bedrooms including main with ensuite provide abundant accommodation.

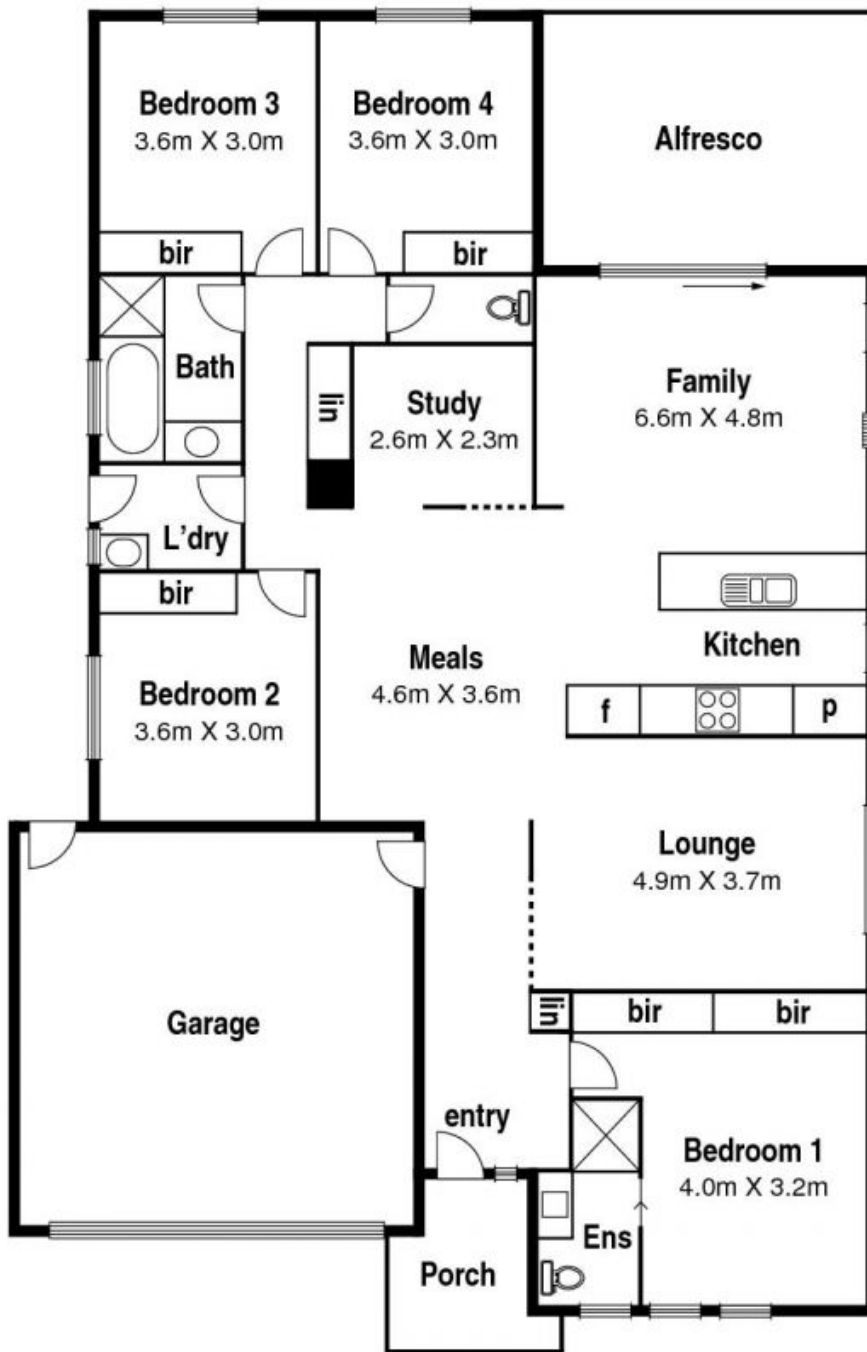
A long list of inclusions headed by ducted heating, split system heating/cooling and double garage with the ease of internal access can only add to the appeal of this no fuss retreat.

**Price:** \$407,000

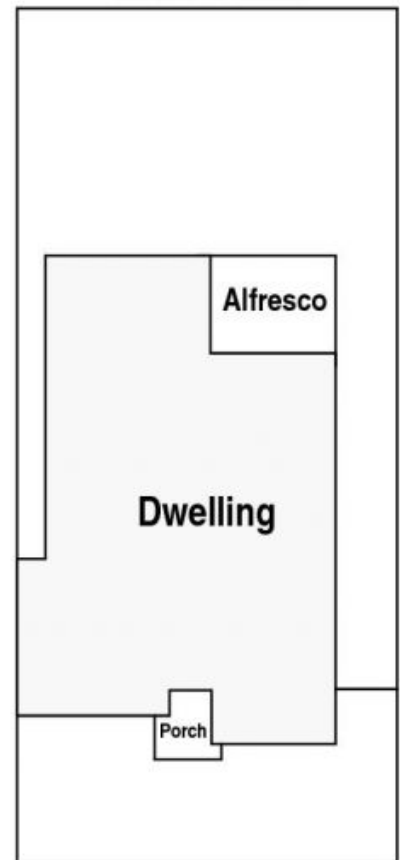
LOVE & CO

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## Site Plan



**LOVE & CO**

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