



14 Sunnybrae Drive Mernda, VIC



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## Perfect Place For A Perfect Start

Set on an easy to manage allotment that introduces a relaxing decked alfresco in beautiful landscaped surrounds, this home delivers an affordable opportunity to start out or slow down without compromising on style, comfort or location! As new presentation enhances an interior featuring a main bedroom with ensuite and walk in robe, family bathroom, and a generous open plan living zone stretching from the stainless steel equipped kitchen right through to the alfresco! Moments from acres of parklands, the bus, local shops, community centre and P-12 school are all within an easy stroll!

- ? Multiple split system units for year-round comfort
- ? Double garage rear roller door
- ? Concrete trailer parking
- ? Easy care landscaped gardens
- ? Unmarked paint work



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Site Plan

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