



13 Dunedin Street Mernda, VIC



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2



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**2 Living Areas - Hard to find better value
Instant Income - Leased till**

PLEASE NOTE : The property is "SUBJECT TO A LEASE TILL JUNE 2025 " ?.. The successful purchaser must continue with the lease until that date. You will not be able to move in any earlier ?

Securely leased to wonderful immaculate long term tenants (over 10 + years) and delivering a family lifestyle that's both affordable and practical, this wonderful home offers an immediate income earning investment for now or move in next year...

Sun filled interior spaces include a spacious formal lounge, big hostess kitchen with family size bench spaces, glass splash-backs and cupboards galore, all overlooking the expansive open plan meals/2nd family area, 4 spacious bedrooms (Master with Ens/WIR) and central family bathroom. Other features include ducted heating/evap cooling, Double garage with internal access, Child Friendly backyard and more.

Inspect: Saturday, 9th November 2024 1:30 - 2:00



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