

**\$490,000 - \$530,000**

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📍 9 Umbria Road Mernda VIC



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## Spacious and affordable!

Surprisingly spacious and supremely sunlit, this stunning 4 bedroom plus study home offers family-friendly luxury in a highly requested position of convenience.

Discover a welcoming entrance hallway leading to roomy open-plan living/dining, and a stone-topped kitchen featuring a dishwasher and inviting island bench.

Freshly painted and carpeted throughout, enjoy a luxurious bathroom with a full-sized bath before stepping outside to a paved patio and low-maintenance garden.

- \* 4 large bedrooms, main with WIR and stunning ensuite, 3 with BIR
- \* Full-sized study
- \* Separate laundry and WC
- \* Remote-controlled 2-car garage featuring internal/external access
- \* Ducted heating, split-system air conditioning and roller blinds
- \* Fully alarmed with intercom entry
- \* Landscaped gardens and yard, perfect for a growing family

Within striking distance of local shopping, leading schools, the local railway station and acres of greenery, this is superior Mernda living with room to move.

For more information, please contact Alex Melnychuk today.



**Alex Melnychuk**

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