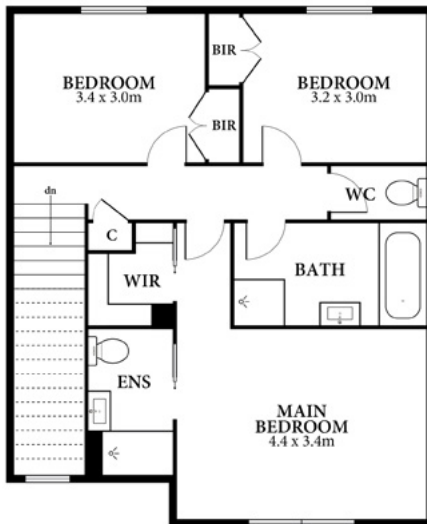


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan and information contained in this document, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such by prospective purchasers. This service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



3/20 Stourhead Ave, Mernda

3 2 2



Spacious Townhome Living in Prime Location!

With parkland on your doorstep, Mernda Junction shopping centre around the corner, Mernda Primary and Central College (Prep - Yr12) nearby and within walking distance to Mernda train station, this fantastic location is hard to beat. Just 5 years old, the modern residence comprises 3 bedrooms (main with Ens. & WIR), open plan kitchen with adjoining meals area, spacious family room and a covered outdoor entertaining area / courtyard. This low maintenance property in its convenient location would make the perfect first home or addition to your investment portfolio! Highlights include:

- 3 Bedrooms (Main with Ens. & WIR)
- Spacious family room
- Open plan kitchen with adjoining meals
- Ducted heating & Split system cooling
- Powder room downstairs
- Outdoor entertaining area
- Double Garage (remote door open to courtyard)

For Sale: By Negotiation

Terms: 10%, 30/60/90 Day Settlement



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