



## 13 Goadby Dr Mernda VIC

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Tucked away in a quiet pocket of Mernda opposite picturesque parklands and walking tracks, this immaculate property awaits its new owners.

As you approach the home, you'll immediately be captivated by the stunning colourbond roofing and fencing, offering both durability and a touch of modern elegance.

Step inside and discover the epitome of comfort with a split system air-conditioning system in the spacious living area and the master bedroom, ensuring year-round climate control tailored to your preferences. Embrace the warmth during winter with ducted heating throughout the home, providing a cozy ambiance for those chilly Melbourne nights.

The bedrooms are designed for optimal convenience, each

**Price** : \$ 640,000  
**Land Size** : 287 sqm  
**View** : <https://www.ypa.com.au/7838320>



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NOTE: SIZE AND DIMENSIONS ARE INDICATIVE AND SHOULD NOT BE TAKEN AS DEFINITE.