



## 12 Balvicar Way Mernda VIC

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Nestled in a sought-after pocket of Mernda, 12 Balvicar Way offers a perfect blend of modern comfort and low-maintenance living. This delightful home features three spacious bedrooms, main with split system, two well-appointed bathrooms, and a secure double garage with drive through access to a brilliant outdoor entertaining area - ideal for growing families, downsizers, or savvy investors - In addition to this wonderful setup there is a great solar panel setup in place allowing you to capitalise on reduced energy bills.

Step inside and be greeted by a light-filled, open-plan living and dining area that seamlessly flows into a contemporary kitchen complete with stainless steel appliances, ample storage, and a breakfast bar. The master bedroom is a private retreat with its own ensuite and walk-in robe, while the additional bedrooms feature built-in robes and share a

**Price** : \$ 640,000  
**Land Size** : 350 sqm  
**View** : <https://www.ypa.com.au/8263304>



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THE FLOOR PLAN IS NOT TO SCALE, MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

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