

# ypa



## 5 Edgar Walk Mickleham VIC

3  2  2 

Step into comfort and convenience with this brand new, never-lived-in family home ideally located in the heart of Mickleham. Thoughtfully designed for modern living, the property offers 3 spacious bedrooms with built-in robes, including a master with an ensuite, 1 additional centrally located modern bathroom, and a light-filled open-plan living and dining area perfect for everyday living and entertaining.

The stylish kitchen features stone benchtops, stainless steel appliances and ample storage, while additional highlights include heating and cooling for year-round comfort, a European laundry, and a double remote-control garage. The low-maintenance yard provides the perfect space to enjoy outdoor time without the upkeep.

Conveniently located close to Mickleham Primary School,

**View :** <https://www.ypa.com.au/8600863>



**Brylee Montero**  
0497 972 972



# MAPLE LIVING

PROJECT: MERRIFIELD,  
MICKLEHAM, 3029

## FLOORPLAN LOT 34

BEDROOMS: 3

BATHROOMS: 2

CAR GARAGE SPACES: 2

BUILD SIZE: 18.03sq

LAND SIZE: 117m<sup>2</sup>

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions listed are for indicative purposes only. Furniture not included in package.



GROUND FLOOR



FIRST FLOOR