



9 Merlewood Road, **Prebbleton**

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**GREAT PRICE, GREAT LOCATION, GREAT HOME!**

Great Price, Great Location, Great Home!

If you've been looking for something with much greater style & appeal than the standard 'cookie-cutter' family home then this ultra-modern 'entertainers' property will certainly be of interest. Built in a contemporary 'clean lines' architectural style that sets the property apart from many of its peers it certainly won't disappoint you on the inside either! Situated in a central location within the township and only a 7 minute walk to Prebbleton School it is ideally suited to those wanting everything at their fingertips too.

- 220m2 of executive family residence
- Quiet & private rear section
- 4 true double bedrooms
- Master with ensuite & walk-in robe
- Stunning feature kitchen with stone benchtops & walk-in pantry
- 2 generous living spaces plus study nook
- North-facing deck area for entertainers with access from both living areas
- Double int acc garage plus plenty of off-street parking for the boat or caravan
- Just an 8 minute stroll to Prebbleton shops
- Less than 15 minutes to The Hub @ Hornby
- Zoned for Prebbleton School & Lincoln High School

So with all this on offer why would you build when the perfect property, that's close to everything, is right here, right now!

Our vendors are committed to a sale so add this to your list and we'll see you at the open home.

Call James for the Property Pack.

 606 sqm

**By Negotiation**

ID# 11906100641



**James Abell**

03 358 9088

021 843 235

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