



### 26 Merino Drive Alfredton VIC

4 2 2

This high quality family home offers comfort, space and style and is conveniently situated a short walk from the Alfredton primary schools and sports precinct. The many features include walk in robe and full ensuite to master bedroom, built in robes to remaining generous sized bedrooms, a stunning two-sided gas log fire dividing the formal lounge and dining room, well appointed kitchen that offers gas cook top and 900mm electric oven, dishwasher, microwave, loads of cupboard space and walk-in pantry, children's retreat complete with powder room, family bathroom with bath and separate shower, study or fourth living area and for all year round comfort there is a ducted heating and cooling system. Externally there is a fantastic outdoor entertaining alcove incorporating a motorised insect proof shade wall, double garage and low maintenance gardens. Inspection highly recommended. No Pets. No Internal Smoking. Minimum 12 month lease

**View :** <https://www.doepels.com.au/lease/vic/ballarat-western-district/alfredton/residential/house/6188494>



**Shane Kozaris**  
**03 5337 0066**