

When Location Matters!



For Sale

55 Pomaderris Drive, Mernda VIC 3754

 3  2

Awaiting Price Guide

## For Sale

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### When Location Matters!

Whether you are an investor, first homebuyer or downsizing this home makes a perfect place to nest or invest. Boasting a functional floorplan with 3 great size bedrooms upstairs, master with WIR and ensuite, BIR to other two bedrooms. Downstairs offers open plan living with a functional kitchen complete with stainless steel appliances, stone benchtops, glass splashback and dishwasher. Further features include ducted heating, split system cooling, downlights throughout, quality window furnishings, powder room, enclosed carport and storage area. Situated in a great location opposite parklands and a stone's throw from Mernda Village Shopping strip, walking distance to schools, transport and Bunnings, this home will be sure to impress. Don't delay, inspect today! \*Photo ID required at all First National South Morang open for inspections and auctions. First National South Morang may refuse to provide further information on the property should you prefer not to disclose your full contact informat...



### Justin Sciola

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## Inspection and Auction Guidelines

The health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures:



Attendance for auctions and property inspections will be subject to a density quotient\*



All attendees are required to show proof of vaccination prior to entering the property.



All attendees are required to check in via QR prior to entering the property.



Face masks must be worn indoors at all times unless an exemption applies.



Maintain social distancing of 1.5m at all times.



Please refrain from touching any surfaces inc fixtures and fittings.

### **\*For Fully Vaccinated Attendees:**

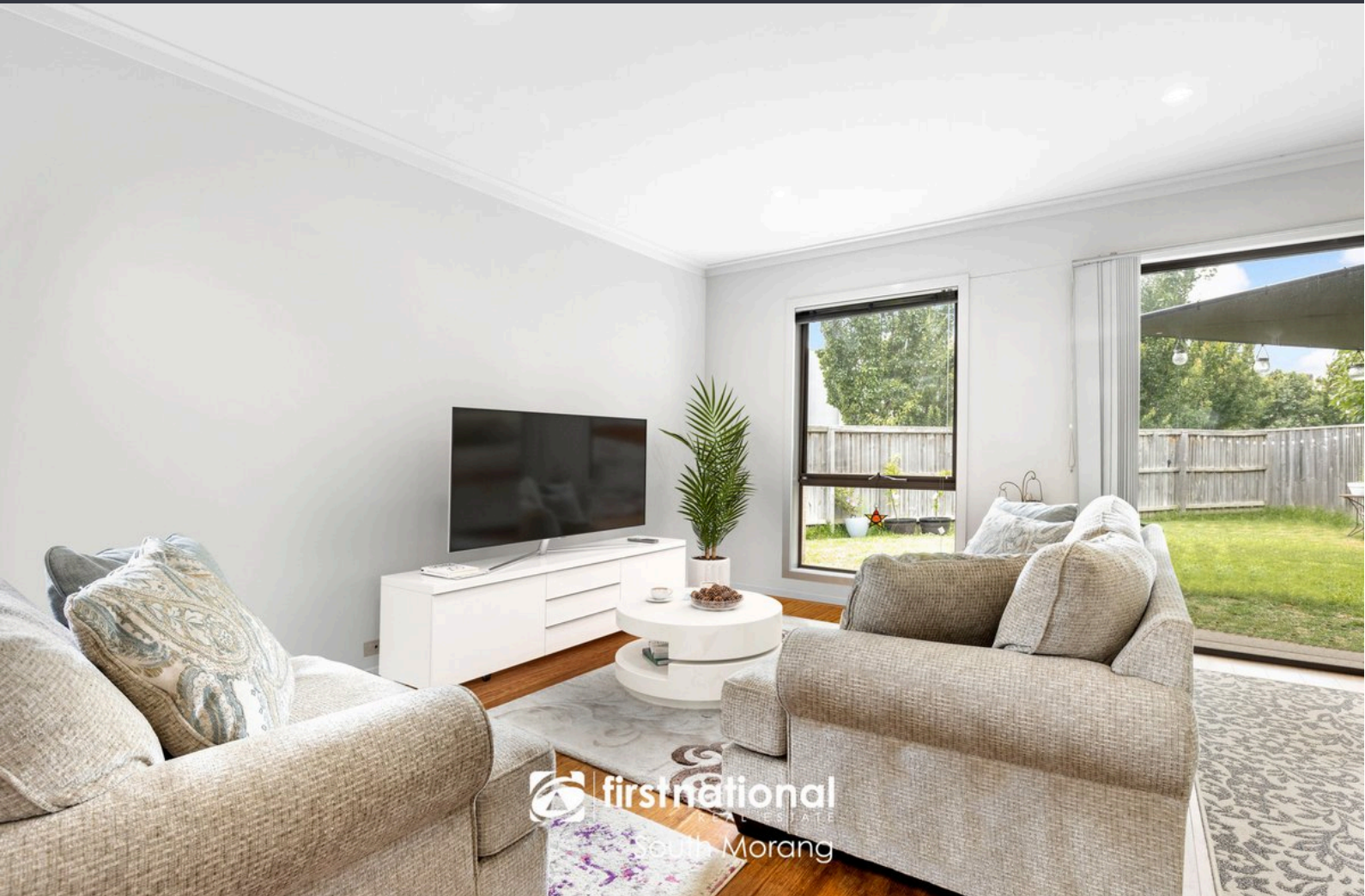
Auctions and inspections are subject to a density quotient of 1 person per 4sqm indoors and 2sqm outdoors (limited to 500 people).

### **Where Vaccination Status is Unknown:**

Properties may be inspected by private appointment only, and limited to a single household at a time. Auction participation is strictly via on line or over the phone.

### **We ask that you please refrain from entering a property if you:**

- are showing any flu-like symptoms; or have been in contact with someone who is unwell;
- have been in contact with someone who has been diagnosed with or exposed to COVID-19;
- have returned from overseas in the last 14 days;
- have been in direct contact with a known person who has travelled interstate or overseas.



first national  
REAL ESTATE  
South Morang



1st Floor



Ground Floor



## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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