



### 3 Merilyn Way ROSEBUD VIC

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Surrounded by a stunning, low-maintenance garden, this single-level home is both immaculate and inviting. Privately set in a lovely street, this quality-built property spreads out over two living areas and boasts a clever floor plan that maximises space and natural light.

**Land Size** : 438 sqm  
**View** : <https://www.ypa.com.au/7392969>

#### Featuring:

An absolutely charming residence, ideal for those seeking a home or a private unit alternative

Set on a manageable allotment of 438sqm\* with established trees and shrubs from a tranquil backdrop

Three generous bedrooms, including an en suite and walk-in robe to the master bedroom

The family bathroom is complemented by a separate toilet, whilst there is also a full-sized laundry

The kitchen adjoins the meals and family room those