



### 5 Earthmore Road MERNDA VIC

2 1 1

If you're investor, all the hard work has been done. Only 2 years old, great tenant in place and rental return \$1,386 pcm.

Perfectly located within the fast growing and very popular Estate.

This modern showpiece has been intentionally designed to satisfy the busy lifestyle demands of an array of buyers, capturing the essence of low maintenance.

Also delivers fantastic convenience with the upcoming Shopping Centre/ Mernda station and close proximity to schools, public transport, and South Morang train station.

This light filled home comprises open plan living, separate study/nook, two-way bathroom, lock up garage. Other features include heating /cooling and dishwasher.

Definitely worth a look.

Photo ID required upon inspection.

**View :** <https://www.ypa.com.au/7397632>