



96 Merrijig Drive TORQUAY, VIC



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### Shops, Schools and Surf - Be Close To It All

Conveniently located within a short stroll to the new Dunes Village Shopping Centre, schools and Sporting Precincts, this near-new home would suit a family wanting to enter the established Torquay market or an astute investor capable of achieving an estimated \$530 p/w rental return.

Features in the home include gas ducted heating and evaporative cooling, two living areas, 900mm appliances, walk in pantry and double remote controlled garage.

Sliding doors from the open plan kitchen, dining and family rooms lead to a paved outdoor alfresco area which overlooks a low maintenance back yard complete with its own outdoor spa with lockable lid.

Call now to organise your personal inspection of this property.

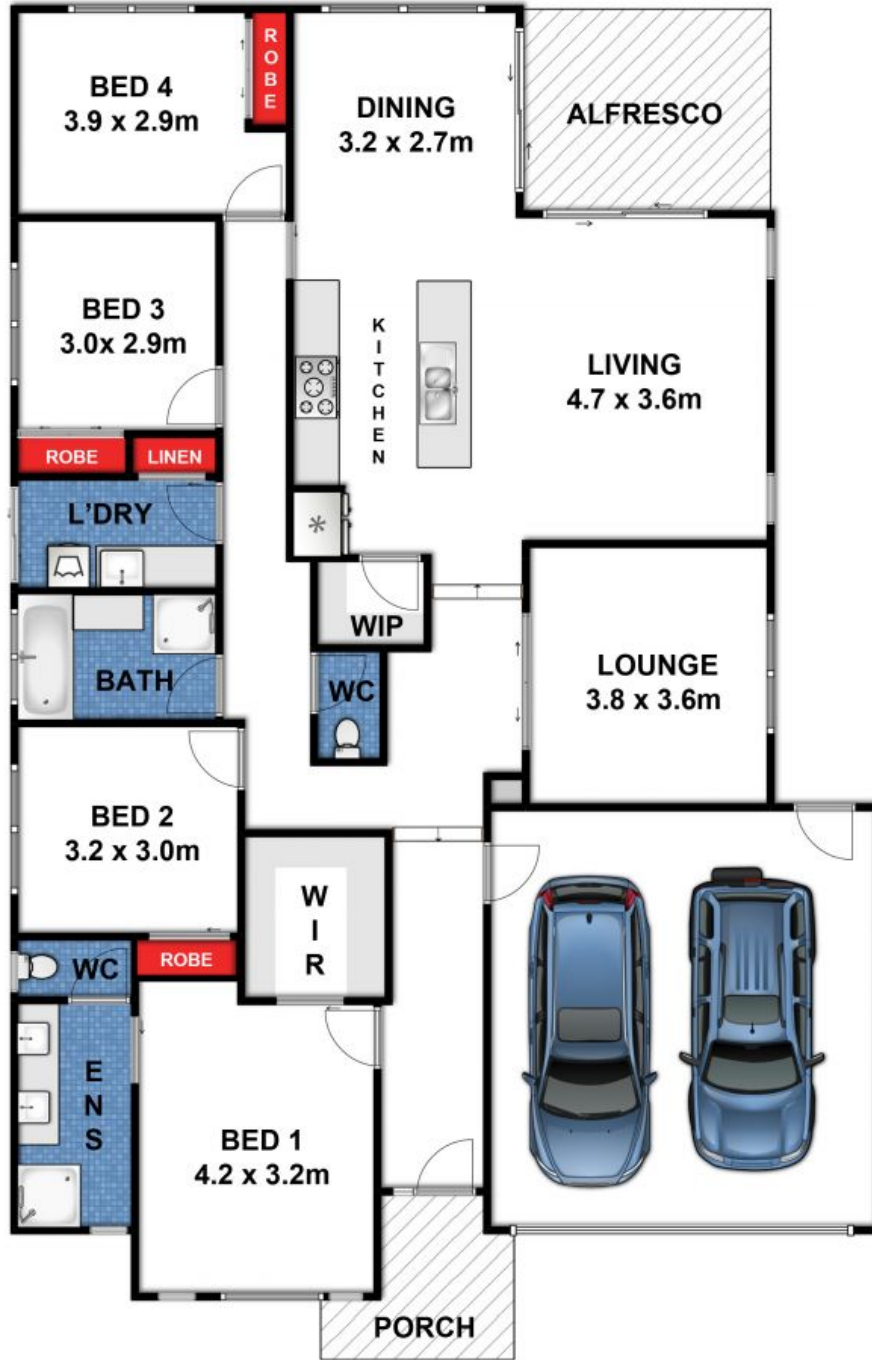
**Price:** \$559,000  
**Property Type:** House  
**Land:** 420 m2



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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any errors, omissions or miss-statement. This drawing is for illustrative purposes only and should be used as such by any prospective purchaser. All dimensions stated are approximate and should not be taken as definite.