



Noble Knight

Real Estate & Property Services



### 13 Merlot Court Yarra Glen VIC

4 2 2

Designed with relaxed, family living in mind, this stunning modern oasis offers space and seclusion in a sought-after family neighbourhood, where you can embrace the Chardonnay Views Estate lifestyle and entertain in style.

Comprising of four generous sized bedrooms, plus study and set on a private 1,000m<sup>2</sup> block there is plenty of room for an extended family, with three of the bedrooms featuring BIR's and the main, a parents retreat boasting incredible picturesque views from the balcony, with WIR and ensuite with spa. Main Bathroom with powder room, Combining a harmonious blend of 3 light soaked living areas with everyday comfort, the interior design space is enhanced by a walnut stained grand staircase bringing the upper and lower levels together for an integrated family connection. The home ensures ultimate solace with gas

**Type** : House

**Land Size** : 1000 sqm

**View** : <https://www.nobleknight.com.au/sale/vic/yarra-glen/residential/house/7452270>



**Anthony Knight**  
03 5797 2500



**Megan Tiberi**  
03 9730 1788

[For full version visit the website](https://www.nobleknight.com.au)

<https://www.nobleknight.com.au>

0397355677



13 Merlot Court, Yarra Glen 3775

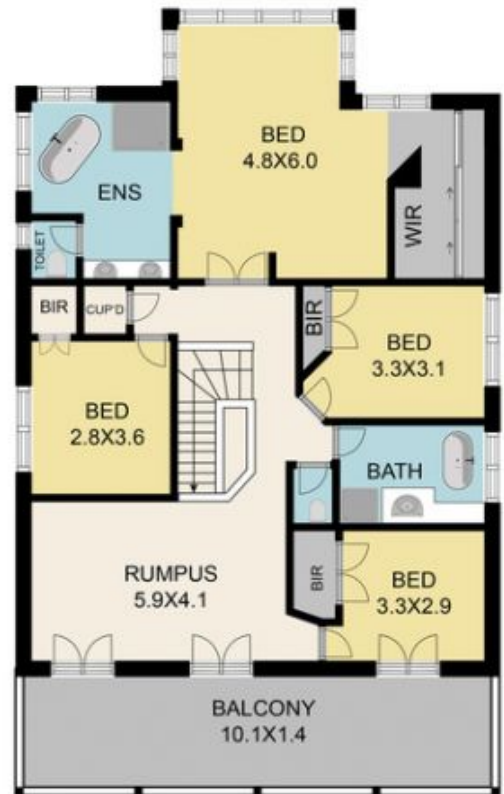
TOTAL APPROX. FLOOR AREA 224 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





GROUND FLOOR



FIRST FLOOR

13 Merlot Court, Yarra Glen 3775

TOTAL APPROX. FLOOR AREA 224 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

