

**12 Sheryn Street, Derrimut, Vic 3026**

**SWEENEY**

**House For Sale**

Tuesday, 30 April 2024

12 Sheryn Street, Derrimut, Vic 3026

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brandon Day  
0393630600



Dale Day  
0393630600

**\$585,000-\$640,000 | CALL NOW**

Sweeney Caroline Springs presents this spacious low-maintenance home expertly designed for a family environment and positioned to perfection in a highly sought-after and central location of Derrimut! Beautifully presented inside and out and ready for immediate enjoyment, this home is defined by charm and natural light, providing one lucky purchaser an incredible opportunity to own their first home or alternatively ideal for a downsizer or investor.--- Located in a prime pocket of Derrimut, only a short walk to Derrimut Village Shopping Centre where cafes, restaurants, transport, recreational facilities, and shopping awaits! ----- Easy access to M80 Western Ring Road and surrounds with schools, childcare centres, parks and public transport, and all other amenities at your fingertips ----- In a quiet location, with a native reserve and grasslands situated at the end of the street ---\* Boasting three spacious bedrooms with built-in robes\* Oversized master suite accompanied with a beautifully appointed private ensuite\* Light filled, open plan kitchen / meals / family area\* Well-equipped hostess kitchen with quality S/S cooking appliances, tiled splashback, and an abundance of bench and cupboard space\* Sparkling central bathroom with separate toilet\* Double car remote garage \* Additional features include: evaporative cooling & ducted heating, alarm system, new quality carpets, freshly painted, floorboards, and much more...\* All set on a tastefully landscaped low maintenance allotment\* Nestled in a great family friendly pocket and a highly sought after position, surrounded with beautiful grasslands and walking tracks and close proximity to all Derrimut has to offer, including shopping centres, parks, walking tracks, quality primary and secondary schools, shops, cafes, restaurants and public transport. For further information or to arrange an inspection, please contact Brandon Day on 0403 347 883 and Dale Day on 0422 866 747 or if you require any other real estate advice we would be more than happy to be of assistance! Sweeney "we know west" (Photo ID is Required at all Open For Inspections) **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent. Note the façade image is for illustration purposes only and may differ from the actual product.