

**38/330 Sydenham Road, Sydenham, Vic 3037**



**Sold House**

Friday, 11 August 2023

38/330 Sydenham Road, Sydenham, Vic 3037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: House**



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**\$432,000**

Highly convenient location less than a 1 km walk to Watergardens Town Centre and Watergardens train station is this immaculate residence worthy of your attention. Ideal for a first home buyer or investor, you will surely benefit from the outstanding convenience and low-maintenance lifestyle or the impressive rental returns for years to come. Upon entry you are welcomed by an inviting formal lounge room, spacious kitchen with an adjoining dining area, three (3) generous sized bedrooms with BIRs.\* Low maintenance and private courtyard perfect for entertaining\* Internal access to the double car garage\* Ceiling fans in every bedrooms . \* Good sized backyard . \* Complex includes security gates, swimming pool and tennis court Situated only a short distance away from Copperfield College, Sydenham Hillside Primary School, Hillside Reserve, public transport (462 bus stop) & only moments away from Watergardens Train Station, Watergardens Shopping Centre, Aqua Gardens Shopping Complex, Emmaus Catholic Primary School, Guardian Childcare Sydenham & easy access to Calder Freeway. To arrange an inspection or tour, please contact Param Randhawa at 0430 298 064 or Disha Sachdeva at 0414 902 700. Kindly note that inspections are by appointment only, and photo identification is required for all Luxury Real Estate Agents inspections. Please understand that Luxury Real Estate Agents reserves the right to withhold further information on the property if full contact information, including a phone number, is not provided. Disclaimer: While every effort has been made to ensure the accuracy of the information provided in this document, Luxury Real Estate Agents accepts no responsibility and disclaims all liability for any errors, omissions, inaccuracies, or misstatements. Prospective purchasers are advised to conduct their own inquiries and verify the information contained herein. Additionally, it is recommended that purchasers refer to the due diligence checklist provided by Consumer Affairs, available at <http://www.consumer.vic.gov.au/>.