

# 38A Chittenup Bend, Sydenham, Vic 3037

## House For Sale

Friday, 14 June 2024

38A Chittenup Bend, Sydenham, Vic 3037

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 401 m2

Type: House



Andrew Koulaouzos  
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Jonathan Koutroulis  
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**\$650,000 - \$690,000**

This stunning home has been built with quality in mind by a luxury custom builder. This 24sq home is both spacious and modern built on a 400sqm allotment of land in one of Sydenham most sort after pockets. Upon entry you are greeted with a bright and elegant hallway entrance as well as a master bedroom fully equipped with ensuite and walk in robe. As you continue through the home you will be pleased to find two living areas, a bonus study/kids play area and the remaining bedrooms fitted with built in robes. As you approach the heart of the home you will discover a spacious open plan living area including a superb kitchen featuring 40mm stone benchtops with a waterfall edge, 900mm stainless steel appliances and ample cupboard space. Double doors open to a private established and immaculately presented garden which includes a large undercover alfresco adjacent to the internal meals and kitchen perfect for entertaining and family BBQs. The home is attractively positioned and central to amenities both Sydenham and surrounding suburbs have to offer including walking distance to Watergardens shopping centre and Taylor's hill village, Watergardens train and bus station, open green spaces and desirable schools and child care facilities. Key features include: ? Ducted heating and cooling ? Bosch security alarm system ? High ceilings throughout ? Polished porcelain tiles and brand new high quality plush carpet ? Secure extra-large single auto garage with internal access and off street parking ? Approx 7meter garage set back with exposed aggregate driveway ? Spacious, covered Alfresco entertaining area including outdoor fan finished with Merbau decking ? Established low maintenance gardens including fully automatic irrigation to lawns and garden beds ? Solar gas boosted hot water service ? IXL heating lamps to both bathrooms ? Ample built in storage ? Quality window furnishing's throughout ? Cedar lined porch ceiling and Merbau deck ? Painted epoxy garage floor ? Flat profile colour through roof tiles ? Storage shed and side access via garage.\*ONSITE & ONLINE AUCTION-BIDDING BY REGISTRATION ONLY\*Please contact the selling agent to register your interestPlease register your interest and intention to bid at our scheduled auction. All auctions will be conducted onsite and online. You can register directly with our listing agent.