

**67 Delbridge Drive, Sydenham, Vic 3037**

**MATTHEWS.**

**House For Sale**

Wednesday, 26 June 2024

67 Delbridge Drive, Sydenham, Vic 3037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 622 m2**

**Type: House**



Nick Eres

0498032998

**\$630,000 - \$680,000**

**WELCOME HOME**How's this for a fantastic family lifestyle opportunity. For starters you've got an impressive block (approx 622sqm). It's in an established neighbourhood. And across the road there's acres of reserve. The house too is sure to put a smile on your dial. It's impeccably presented, has two separate living zones and is ready to move in and enjoy - as well as offering scope to further enhance down the track. Plus, you're close to the best of Sydenham including schools, shopping centre and train station.**THESE ARE YOUR NEIGHBOURS**COFFEE - The Village Foodstore, Coffee Club, Art De CafeEAT - Switch, The Sugar Gum Hotel, Hunky Dory, TREAT - San Churro, The Cupcake Queen, Dessert Nation DRINK - The Sporting Globe, Watergardens Hotel, Switch WELLNESS - Derrimut 24:7 Gym, Anytime Fitness**THE FINER POINTS**| Large main bedroom with WIR and private ensuite | Three additional bedrooms (2 withBIRs) | Spotless central bathroom | Front lounge/dining room | Open living/meals area |Kitchen with breakfast bar | Quality cooking appliances | Full-size laundry | Ducted heating| Split-system a/c | Double blinds | Lots of natural light | Big Backyard | Alfresco-style entertaining area | Established perimeter trees | Garden shed | Front carport |**FINAL WORD**Buy this one and tell the others to build Delbridge and get over it.