

**9 Rockwall Close, Sydenham, Vic 3037**



**House For Sale**

Sunday, 23 June 2024

9 Rockwall Close, Sydenham, Vic 3037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Joe Albioli

**\$600,000 - \$660,000**

Discover the ideal home for effortless living in a highly sought-after location just a 15-minute walk to Watergardens Shopping Centre, Railway station, Bus stops, and Schools. Whether you're a first-time homebuyer or an investor, this proudly maintained family home offers convenience and comfort. Key Features:

- 3 Bedrooms: Each bedroom includes built-in robes (BIR), with the master bedroom featuring a full ensuite for added privacy and convenience.
- Spacious Living Areas: Enjoy a generously sized lounge room perfect for relaxing evenings, complemented by a separate formal dining area ideal for hosting guests.
- Functional Kitchen: The kitchen boasts ample space, a dining area, and a separate family TV room for casual gatherings and entertainment.
- Modern Amenities: Tiled bathrooms and a separate laundry enhance practicality, while heating, air conditioning, a gas cooktop, wall oven, dishwasher, and more ensure comfort and ease of living.
- Outdoor Appeal: Benefit from undercover parking for added convenience and easy maintenance gardens, providing a serene outdoor space to unwind.

This property presents a fantastic opportunity to settle into a welcoming community with all essential amenities at your doorstep. Whether you're looking to start a new chapter in your home or seeking an investment opportunity, this residence promises comfort and practicality. Don't miss out on this perfect blend of location, convenience, and comfort. For more information or to schedule a viewing, contact Joe Albioli on 0438 133 123 and take the first step towards making this centrally located family home yours. Live effortlessly at 9 Rockwall Close, where convenience meets quality living. On Site Auction if not sold before Saturday 13th July @ 11.00 am