



## 105 Delbridge Drive SYDENHAM VIC

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Perfect for a tradesman or anyone needing extra storage space, this great sized family residence has everything you could want. Situated only minutes from Watergardens, local schools, public transport, this home has a lot to offer.

**Land Size** : 641 sqm

**View** : <https://www.ypa.com.au/7391003>

Offering 3 bedrooms with BIR (master with ensuite and WIR) plus a study/4th bedroom also with BIR's, on entrance step into the formal lounge complimented by cathedral ceilings and coonara, leading through to a bright kitchen with quality appliances adjoining meals and family area.

Extras include heating, evaporative cooling, dishwasher, new carpets, double garage with rear access leading to a huge workshop and an enclosed pergola, perfect for entertaining all year round.