



## 16 Shale Court Delahey VIC

3  2  2 

Lovingly maintained by the current owners, this fabulous family home delivers irresistible street presence, compelling interiors, beautiful garden spaces and an ideal family environment in this coveted position. Introduced by an inviting wide entry, 3 bedrooms (main with ensuite and walk in robe) balance of bedrooms with BIRs, formal step down living area, well-equipped kitchen opening to good size meals area. Other features include gas ducted heating, evaporative cooling, alarm, undercover entertainment area, double car garage with drive through & the bonus of side a access offering further car spaces, or for boat/caravan storage all on an exceptional allotment of some 573m2.

Contact Peter Colella on 0421 346 326 to inspect.

**Price** : \$ 622,000  
**Land Size** : 573 sqm  
**View** : <https://www.ypa.com.au/7391729>



**Peter Colella**  
0421 346 326



**16 SHALE COURT, DELAHEY**

*All data and dimensions shown in this sketch are approximate*

