



## 38 Spellman Avenue Sydenham VIC

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Nestled in the heart of Sydenham with plenty of opportunities for growth or development, it's the awaiting property for the young growing family, first home buyer or the savvy investor. Upon entering, this perfectly presented and lovely home offers three well sized fitted bedrooms all with brand new carpets, master with WIR and ensuite, open study adjacent to family living area, spacious kitchen completed with stainless steel appliances adjoining meals area. Perfect for entertaining any time throughout the year, step outdoors to a perfectly built pergola area with access to plenty of backyard space ideal for the green thumb or for the kids and pets to run around. Other features include; double remote garage with the bonus side access drive in entry, split system and evaporative cooling.

Within minutes away to Watergardens Shopping Centre & Train Station, childcares, Sydenham Primary School, Copperfield College, transport and parkland. All of this and

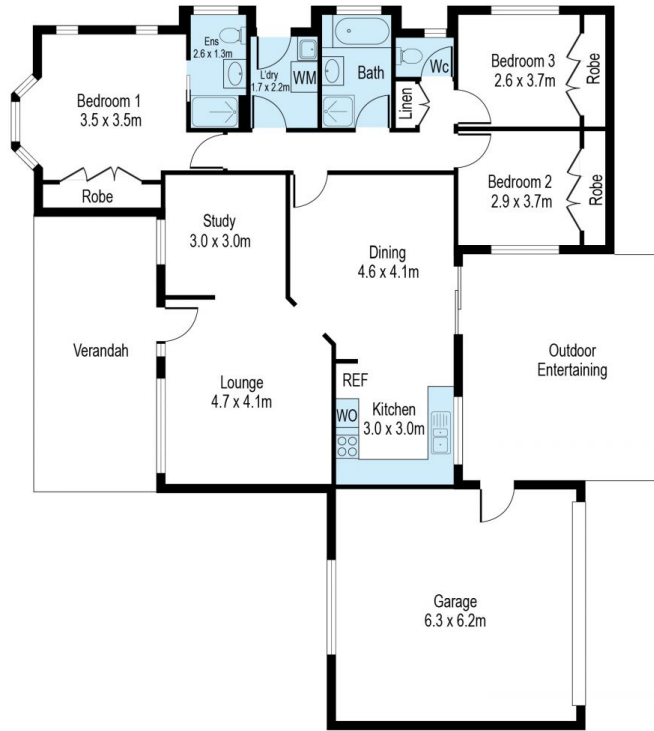
**Price** : \$ 743,000  
**Land Size** : 725 sqm  
**View** : <https://www.ypa.com.au/7674910>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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