



### 3 Arran Court SYDENHAM VIC

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Nestled in a highly sought-after pocket of Sydenham, this property spans approximately 864m<sup>2</sup> and presents an exciting opportunity for building development (STCA), first-time buyers, or savvy investors. Offering immense potential, the original brick home features four well-sized bedrooms, with the master including an ensuite and walk-in robe. The updated kitchen is fitted with stainless steel appliances and seamlessly flows into the spacious family living and meals area.

Additional highlights include a split system for year-round comfort, a gas fireplace for cozy winters, a pergola area perfect for outdoor entertaining, and drive-thru access with a lock-up garage / shed. Ideally located close to Watergardens Shopping Centre & Train Station, schools, transport, and nearby parkland, this property offers ample room for future possibilities (STCA). This is an opportunity

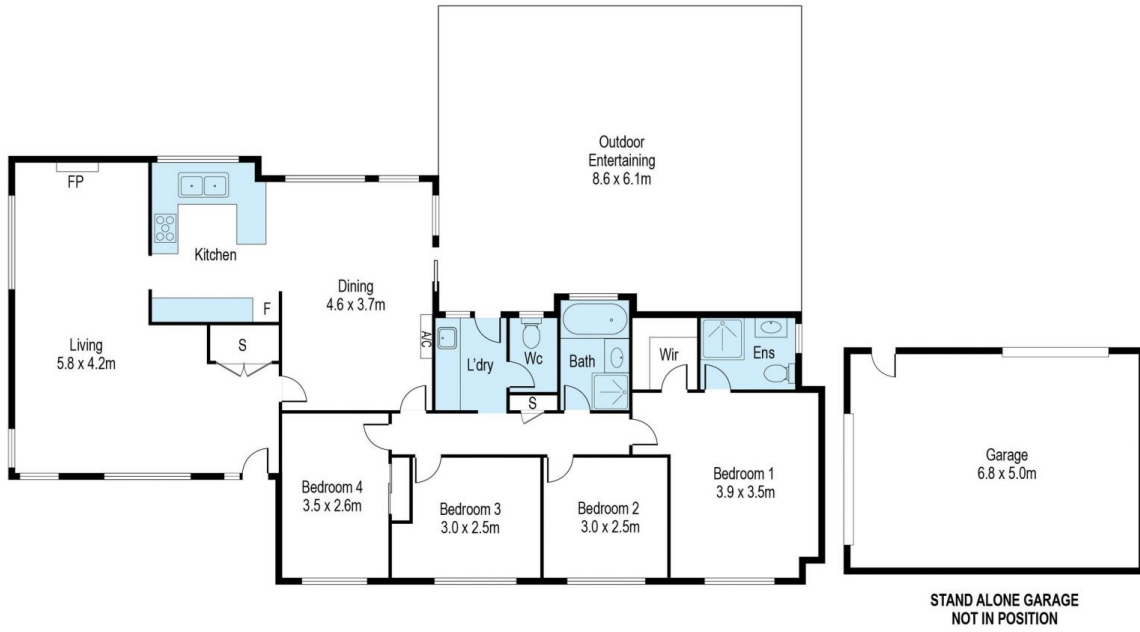
**Price** : \$ 760,000  
**Land Size** : 864 sqm  
**View** : <https://www.ypa.com.au/8346472>



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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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