

## 10 Suttonleigh Way Darley VIC

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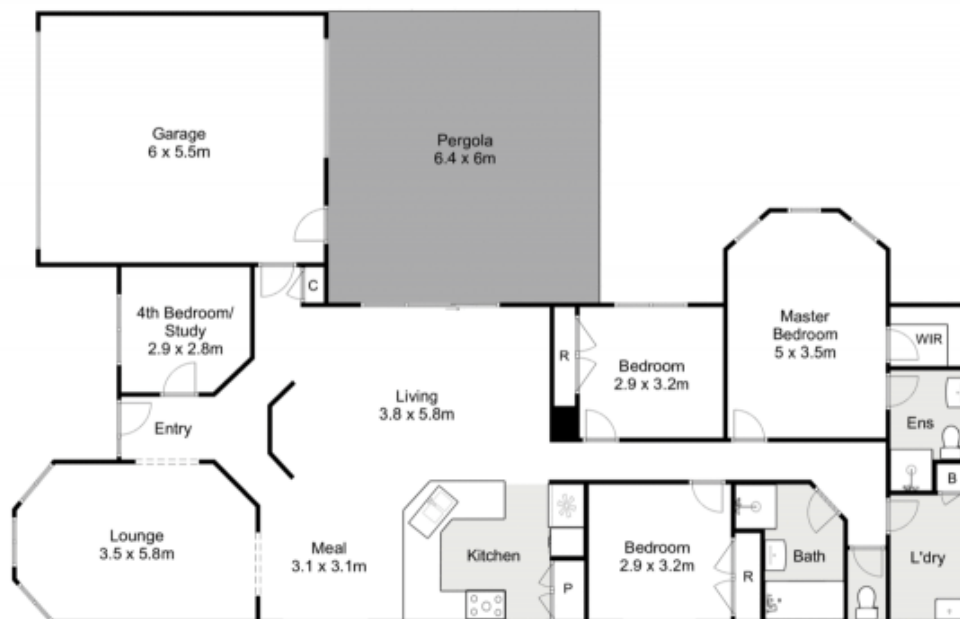
Positioned just one street from the river and mere metres from a scenic walking track, a local park and Darley Primary School, this beautifully maintained home is nestled in the highly sought-after Grantleigh Estate. Set on a generous 1100m<sup>2</sup> block, this property offers the ideal lifestyle for families, downsizers, or those who simply love the outdoors.

The home comprises three spacious bedrooms, including a master with walk-in robe and ensuite, while the remaining bedrooms feature built-in robes. A separate study or potential 4th bedroom adds flexibility for growing families or those working from home. Two generous living areas offer space for everyone, including a front lounge with charming bay windows that flood the room with natural light, and a second living area adjoining the dining and kitchen zone.

**Price** : \$ 805,000  
**Land Size** : 1100 sqm  
**View** : <https://www.ypa.com.au/8383403>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

