



## 12 Pastoral Place Sydenham VIC

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This charming and well-maintained ranch-style residence defines the true meaning of home. Set on a generous 728m<sup>2</sup> (approx.) block in a peaceful cul-de-sac, it offers the perfect balance of space, comfort, and convenience—just moments from Watergardens Town Centre, train station, schools, and parks.

Step inside to a wide entry hallway leading to a formal lounge complete with a cosy fireplace, perfect for those cooler months. Flowing seamlessly from here is a flexible dining/retreat space ideal for family living.

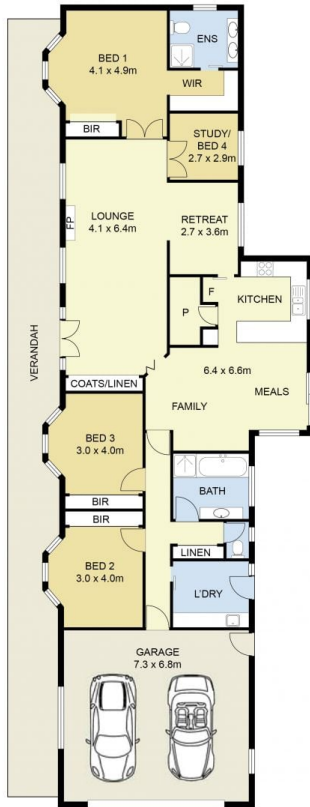
At the heart of the home, a modern kitchen impresses with:

- ? Large walk-in pantry
- ? 900mm appliances & dishwasher
- ? 40mm stone benchtops
- ? Overlooking spacious meals and family areas

**Price** : \$ 1,000,000  
**Land Size** : 728 sqm  
**View** : <https://www.ypa.com.au/8514260>



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SITE PLAN  
(NOT TO SCALE)



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DISCLAIMER : ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.