



### 3 Erskine Way SYDENHAM VIC

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Located in a handy position, only minutes from all amenities, this tidy villa unit offers loads of style and comfort. This sizable 2 Bedroom Plus Study home will prove very attractive to rental investors, owner occupiers and retirees alike. The residence boasts a generous size kitchen with meals and family area which walks out to a covered entertainment area. Internal features include: Ducted heating, split system cooling, light ample storage filled central bathroom and wonderful colour schemes throughout. Walking distance to schools, public transport, cafes, restaurants, parklands and all other required amenities. With tenants already in place and a great rental return of \$330 per week. Enquire Today.

**View :** <https://www.ypa.com.au/7391011>