



## 45 Delbridge Drive SYDENHAM VIC

Rare opportunity in highly sought-after location within 10 mins walk to Water Gardens Railway station & Shopping Centre. Within 300m to local shops, schools, parkland and bus. Ideal unit development site for the astute investor (subject to council approval).

**Land Size** : 654 sqm  
**View** : <https://www.ypa.com.au/7391655>



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