



## 2 Boberrit Wynd SYDENHAM VIC

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Nestled in a quiet location sits this immaculate updated family home. Offering 4 great sized bedrooms, master with ensuite and WIR, plus study/optional 5th bedroom. Formal lounge/dining area on entrance leading to a modern kitchen SS appliances and glass splashback adjoining the meals/family area and rumpus room at the rear.

Step out to the decked pergola area perfect for entertaining all year round overlooking a HUGE backyard. Further features include upstairs retreat area, ample storage, ducted heating, cooling, double garage, dishwasher, and loads more.

Situated close to all major amenities such as shops, local schools and public transport. One inspection is all it takes to fall in love. Inspect today!

**Land Size** : 646 sqm  
**View** : <https://www.ypa.com.au/7394397>



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