



## 12 Charles Court Sydenham VIC

4 2 2

This beautiful family home offers a blend of practicality and style, with thoughtful features designed for comfortable living. Enjoy the convenience and security of internal garage access, allowing you to enter the home directly from the garage.

Year-round comfort is assured with both ducted and evaporative cooling systems, ensuring the home remains at an ideal temperature in all seasons. The front rumpus room, which doubles as a study, is ideal for remote work or a kids' play area, adding flexibility to the living space.

The modern kitchen includes a dishwasher and contemporary appliances, making meal preparation and clean-up a breeze. Step outside to the pergola in the backyard, a perfect spot for outdoor dining and entertaining. With four generous bedrooms and two

**View :** <https://www.ypa.com.au/8027432>



**Cynthia Mercieca**  
0424 199 752



**Erica Zuccala**  
0420 425 547