

## 9 Rockwall Close Sydenham VIC

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Discover the ideal home for effortless living in a highly sought-after location just a 15-minute walk to Watergardens Shopping Centre, Railway station, Bus stops, and Schools. Whether you're a first-time homebuyer or an investor, this proudly maintained family home offers convenience and comfort.

**Price** : UNDER CONTRACT BY YPA TAYLORS LAKES

**Land Size** : 625 sqm

**View** : <https://www.ypa.com.au/8044230>

### Key Features:

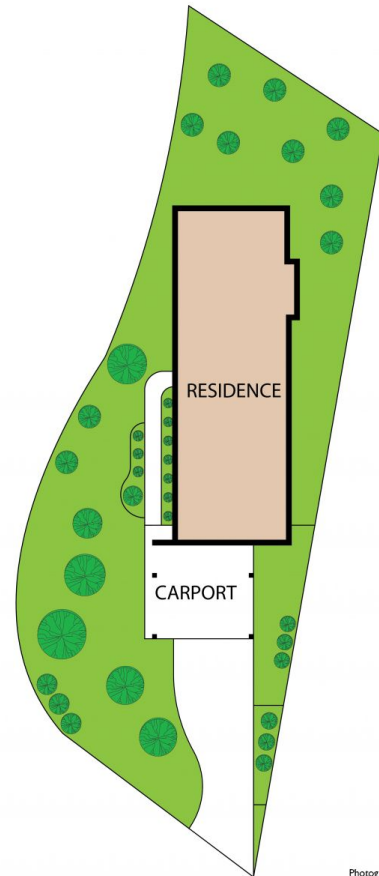
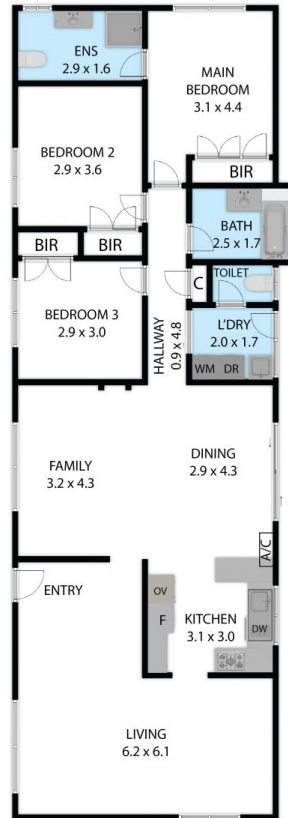
? 3 Bedrooms: Each bedroom includes built-in robes (BIR), with the master bedroom featuring a full ensuite for added privacy and convenience.

? Spacious Living Areas: Enjoy a generously sized lounge room perfect for relaxing evenings, complemented by a separate formal dining area ideal for hosting guests.

? Functional Kitchen: The kitchen boasts ample space, a dining area, and a separate family TV room for casual gatherings and entertainment.



**Joe Albioli**  
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9 Rockwall Close, Sydenham 3037

TOTAL APPROX. FLOOR AREA 133 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photography and Floorplans by  
**VISUAL**  
**IMPRESSIONS**