



## 2 Toolim Walk Sydenham VIC

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Nestled in the heart of Sydenham and plenty to offer this home is the golden opportunity for the young growing family, downsizer or the savvy investor looking to increase their property portfolio. Upon entering, you are welcomed with a step-down formal lounge highlighted with cathedral ceilings flowing into an ample sized kitchen complete with stainless steel appliances adjoining to meals and large family living area. Boasting of three well sized fitted bedrooms, master with ensuite and walk in robe. Stepping outdoors, to a massive concreted pergola area perfect for entertaining all year round and great for the low maintenance lifestyle! Other features include; double carport with drive through access, ducted heating, split system cooling and garden shed.

Within minutes away to Watergardens Shopping Centre & Train Station, local primary and secondary schools, childcares, transport and plenty of parkland. All of this set

**Price** : UNDER CONTRACT BY TEAM YPA  
**View** : <https://www.ypa.com.au/8047910>



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**1/2 Toolim Walk, Sydenham.**  
*All data and dimensions shown in this sketch are approximate.*