



## 6 Profita Avenue Sydenham VIC

3  2  2 

Discover the ideal home on Land 652m<sup>2</sup> for effortless living in a highly sought-after location just a 10-minute walk to Watergardens Shopping Centre, Railway station, Bus stops, and Schools.

**Price** : \$640,000 - \$690,000  
**Land Size** : 665 sqm  
**View** : <https://www.ypa.com.au/8124298>

Whether you're a first-time homebuyer or an investor, this proudly maintained family home offers convenience and comfort.

### Key Features:

**3 Bedrooms:** Each light-filled bedroom includes built-in robes, with the master bedroom featuring a full ensuite with a walk-in robe for added privacy and convenience.  
**Spacious Living Areas:** Enjoy a generously sized lounge room perfect for relaxing evenings, ideal for hosting guests.  
**Functional Kitchen:** The kitchen boasts ample space, a dining area, a step-in pantry, and gas cooking.



**Joe Albioli**  
**0438 133 123**