











# Stylish, Light-Filled Unit in Prime Location – Comfort and Convenience Combined

2 1 2 234m2

Welcome to Unit 10/4 Sedgwick Street, Marysville – a spacious and sun-filled sanctuary just moments from the heart of town. This beautifully designed, Hedger-built unit combines modern comfort and low-maintenance living in an exceptional location, only meters from the main street. With north and east-facing aspects, the home is bathed in natural light throughout the day, while double-glazed windows ensure energy efficiency and year-round comfort.

Step inside to discover a thoughtful layout, where ducted heating and cooling keep every room at the perfect temperature. The newly refurbished bathroom and flooring enhance the unit's fresh appeal, and remote-controlled exterior blinds offer effortless privacy and shade. The large kitchen, bathroom, and garden are fully wheelchair accessible, making this property suitable for all.

Enjoy the convenience of a private, low-maintenance fenced garden with mature landscaping, while maintained common gardens add to the tranquil setting. This serenity enhanced with

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 542 |
| **Land Area** | 234 m2 |

### Agent Details

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### Office Details

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Integrity
Yarra Valley & Kinglake Ranges

views of the nearby hills when sitting on the deck. The main bedroom boasts a walk-in robe and ensuite, and there's ample storage throughout. The garage, accessible internally, even includes a clothesline for those rainy days, and off-street parking with carport access adds further flexibility.
The property comes equipped with solar panels and high-quality NBN connectivity, that is about to be connected to the town, all for modern living. For those looking to customize, approved plans are in place for modifications, including the relocation of the laundry and the addition of a second toilet.
Perfectly positioned within easy reach of the bus stop, shops, doctors, parks, and cafes, Unit 10/4 Sedgwick Street offers an outstanding opportunity for a relaxed lifestyle in picturesque Marysville. Don't miss your chance to make this light-filled, brick veneer home with a Colourbond roof your own.

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