



# FOR SALE

## GRAND LUXURIOUS TOWN RESIDENCE SITUATED IN A FABULOUS LOCALE

The sizable grand town residence is positioned in a quiet and secluded location. Having a large formal lounge area adjacent to the brand new kitchen with meals area helps create that open plan feel. The brand new kitchen has stainless steel appliances, gas cook top and dishwasher. There is also a laundry and toilet for visitors. Upstairs there are 3 sizable bedrooms master with full ensuite & all with BIR's plus a study. In addition there is a light filled bathroom with bathtub, separate shower, vanity and toilet. Features include high ceilings, fresh paint, new flooring, brand new kitchen with appliances, new split system AC unit and ducted heating. There is a double garage to house your most prized possessions with internal access. 2 sets of French doors open to a spacious but low maintenance side and rear yards. Location is A1 within walking distance to Sunshine train station, schools, shopping centers and bustling restaurant and café scene. Walking distance to all that fabulous Sunshine has to offer. Presentation and opportunity is spectacular one for the home owner with a growing family or the astute investor.

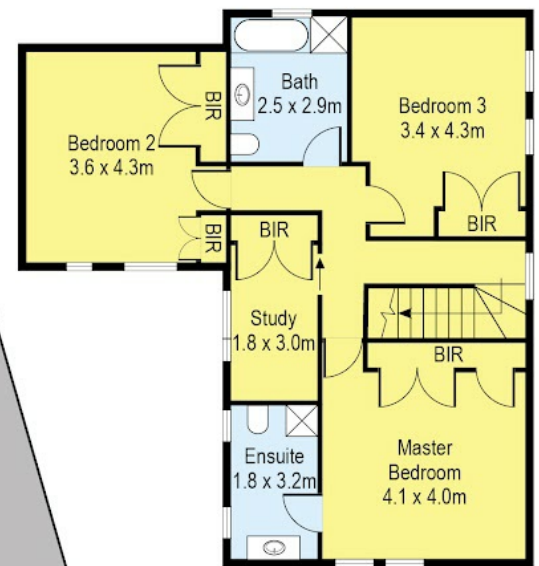
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$690,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Mendo Micevski**  
**0415605529**  
anywhererealestate@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Disclaimer: Whilst we believe the contents of this document to be accurate, we suggest the prospective purchasers make any necessary enquiries to satisfy themselves. All measurement are approximate. We do not accept responsibility for any errors or omissions.