

# SOLD

## PARK YOUR FAMILY HERE!

An excellent opportunity exists to secure a quality home in the highly regarded and sought after Waterford Rise Estate. Just over a year young and located in a growing estate with views over parklands, this home will appeal to families, the first homebuyer, downsizers and investors.

The open plan kitchen with large WIP, family and meals area all flows out to an outdoor undercover BBQ entertaining area, fire pit area and room for the kids to play. The well-appointed kitchen has quality stainless steel 900mm Oven and cook top appliances and includes a dishwasher. The Theatre room is great for the family to spend time together watching the latest movies.

The main bedroom has a walk in robe and ensuite. The three further bedrooms, 2 with WIR and 1 with BIR are all serviced by a family bathroom and separate toilet.

Main Features: 4 bedrooms, 2 bathrooms, gas ducted heating, split system, secure two car garage, internal entry to the home

Bonus features: additional off street parking and side access for the caravan or trailer parking. Offering landscaped low maintenance gardens. Walking and bike riding tracks at your door step. Within close proximity to shops, Princes Highway, transport, golf course and schools, this property is sure to tick all the boxes.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$561,500

OPEN FOR INSPECTION:  
N/A



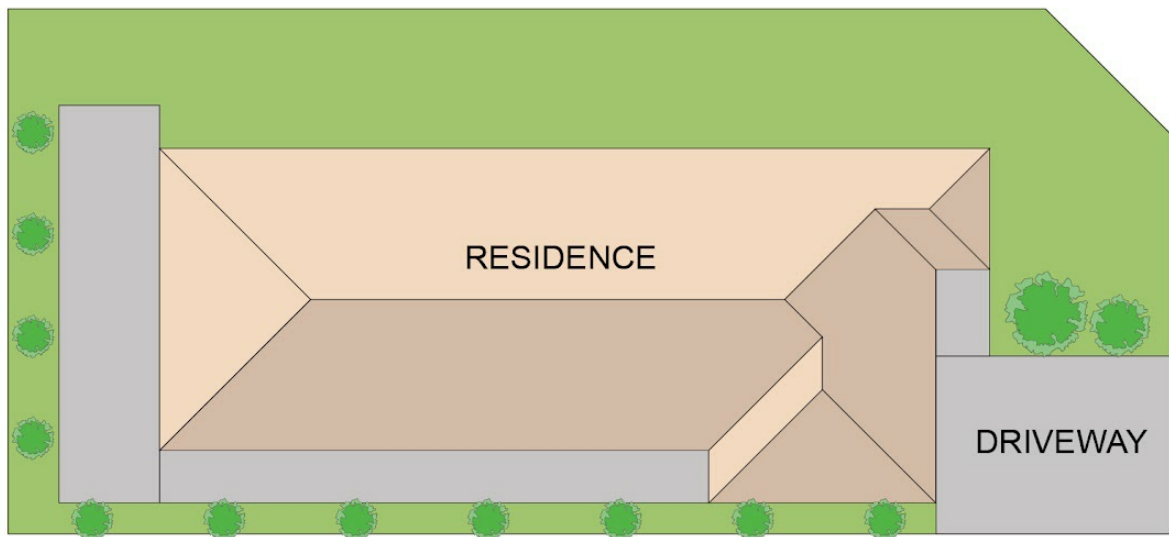
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**FLOOR PLAN**



**SITE PLAN**

**44 SUNNYBROOK AVENUE, WARRAGUL**

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.



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.