



**SOLD**

## SOMETHING REALLY SPECIAL!

3 or 4 bedrooms (the choice is yours), 3 bedrooms with mirror built-in-robos  
Comfortable lounge room  
Neat kitchen adjoining dining area  
Spacious living/family room  
Bright updated bathroom  
Single carport, huge brick garage & separate workshop area  
Large 627m<sup>2</sup> allotment (approx)  
Brilliant location, prized residential area, close to St Bernadette's Primary School, Warwick Road & Northumberland Road Shops, Victoria University, Sunshine Plaza, bus routes & Albion Train Station

Features: high patterned ceilings, downlights, new floating floorboards, new wall-to-wall carpets, new day/night roller blinds, ducted heating, ducted cooling, freshly painted internally throughout, huge pergola area with concrete paving, garden shed & well maintained gardens

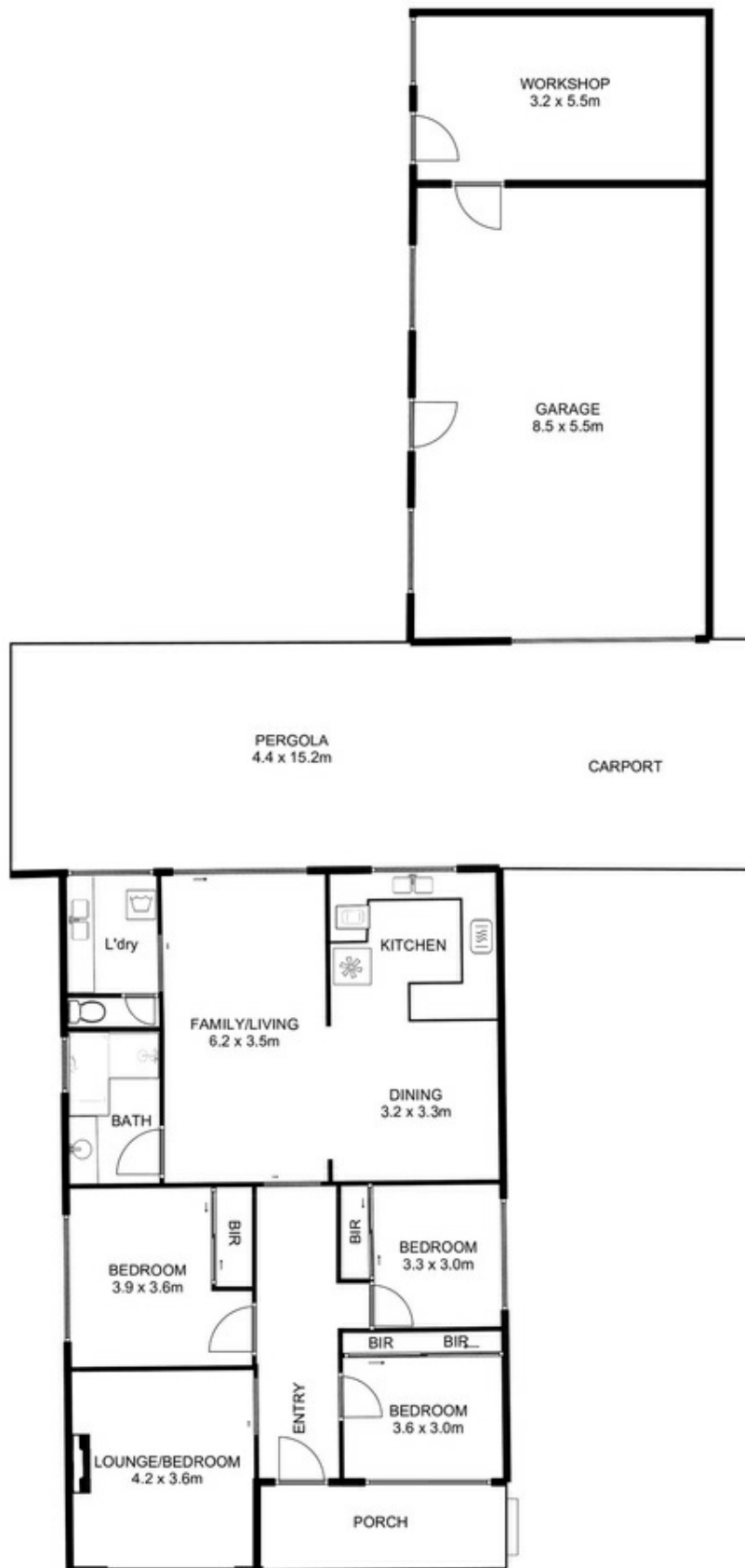
**4 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$927,000

**OPEN FOR INSPECTION:**  
N/A



**David Falcone**  
**0413116717**  
davidfalcone@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.

David Falcone

0413116117

davidfalcone@atrealty.com.au

www.atrealty.com.au

12 Rufford St, Sunshine North

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



