



### 3 Lytham Court SUNBURY VIC

3 2 4

Backing on to the Goonawarra Golf Course, this wonderful home has been cleverly built to take full advantage of its location. A relaxing setting is on offer, whether it's spending time with the kids in the generous rear yard, enjoying breakfast on your own private balcony, or simply sneaking through the gate on a Friday afternoon for a hit of golf with friends, this truly is a unique opportunity that can't be overlooked. With plenty of room for entertaining or living, perfect for the young tradie with ample car and garage accommodation, this will tick a lot of boxes for a lot of buyers. Comp: master with BIR and full ensuite, Ducted Heating, Split System Cooling, Ducted Vacuum, all this is set on over 800sq (approx) allotment. Something like this doesn't come up very often, make sure you secure it and not look at it disappointed the next time you tee off.

**View** : <https://www.ypa.com.au/7387706>

SEALED BID: MONDAY 14TH NOVEMBER 2011 AT 6PM