



## 42 Felton Avenue SUNBURY VIC

3  1  2 

Attention first home buyers and investors. Here is a great opportunity to enter the Sunbury market or a perfect start for a first home owner. With loads of potential this home offers a wide range of options for you to work with. Property comprises; 3 Bedrooms all with BIR's, central bathroom with separate toilet, generous size living room, Kitchen with meals area and a fenced off front yard.

Additional features include: Ducted heating, refrigerated cooling, floorboards throughout, laundry with outside access, dishwasher, side access, double shed fit for 2 cars and situated on a generous size block. This is an opportunity you don't want to miss. Call us today!

**View** : <https://www.ypa.com.au/7387833>



**Patrick Kilkenny**  
0401 175 248