



## 22 Phillip Drive SUNBURY VIC

3 2 2

Immaculately presented with absolutely nothing to do but move in and kick the feet up, this wonderful home would make a fabulous start and would suit even the most fastidious! Naturally filled with light and conveniently located in the Killara Estate, close to all important amenities such as transport, shops, & schools, this is sure to put a smile on anyone's face. Property comprises: 3BR's all with BIR's, master bedroom with WIR & ensuite, open plan kitchen/meals/living space, central bathroom & laundry with outside access! Enjoy the best part of all, a well thought out entertaining area ideal for those Sunday BBQ's & a great size backyard with plenty of room for the kids to run. Additional Features Include: polished boards, ducted heating, evaporative cooling & DLUG. Be Quick To Inspect!

**View :** <https://www.ypa.com.au/7387838>



**Lisa Totaro**  
**0410 144 215**

SEALED BID: TUESDAY 5TH MARCH 2013 AT 6PM  
(Unless Sold Prior)