



## 62 Yellow Gum Boulevard SUNBURY VIC

4 2 2

**WATCH VIDEO NOW!** Situated on approximately 1300sqm, this special home with immaculate presentation is nestled amongst the gum trees of the highly respected Sherwood Estate and is nothing short of outstanding. A wide welcoming entry is indicative of the spaciousness of the design. Comprising 4 generous bedrooms, all with BIR's, master with WIR and FES complete with spa bath, double vanity and large shower, multiple living zones; formal, family, bar/rumpus room as well as a versatile downstairs multi-purpose area that can be a 4th living, hobby or home office space; with a separate work or storage room. Immersed in plenty of natural light and enjoying the ambience of natural timber and exposed brickwork features, the meals area captures beautiful views across the back of the home, whilst this same fresh outlook is enjoyed in the kitchen where a skylight provides maximum light even on the dullest day. The well-appointed

**View :** <https://www.ypa.com.au/7388045>



BASEMENT FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Ground Floor	- 292 m <sup>2</sup>
Basement Floor	- 98 m <sup>2</sup>
Garage	- 50 m <sup>2</sup>
Patio	- 42 m <sup>2</sup>



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