



## 49 Balmoral Circuit SUNBURY VIC

3 2 2

**WATCH VIDEO NOW!** With schools, walking tracks and public transport on your doorstep as well as Sunbury town ship and sporting facilities a mere stone's throw away, the family is well and truly catered for by this exceptional home. Offering 3 bedrooms all generous in size with BIRs, master with FES and all zoned away from the living areas, the home exudes quality and attention to detail. The living areas of the home are the real surprise. A well appointed modern kitchen with s/s appliances has abundant cupboard and bench space and perfectly balances the huge, brightly lit, open plan dining/living space being able to cater for even the largest family gathering. Leading out from the kitchen is a huge undercover outdoor entertaining area and being set on an allotment of approx 900sqm there is still plenty of room for the kids to run around. Additional features inc updated family bathroom, laundry with ext access, ceiling fans, s/system, carport, garage and side

**View :** <https://www.ypa.com.au/7388055>



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