



## 540 Racecourse Road SUNBURY VIC

4 2

WATCH VIDEO NOW! Surrounded by low maintenance, easy upkeep, native gardens in one of Sunbury's most respected and sought after pockets is this one owner home on 2.5 acres offering the astute purchaser a rare opportunity to have the best of rural and suburban living in the Emu Bottom Estate. Comprising 4 bedrooms, all with BIR's, master with a FES, lounge with cathedral ceilings and exposed brickwork, an adjacent step down entertaining area as well as a modern, updated kitchen boasting a pyrolitic self-cleaning oven, induction cook top, granite stone bench tops and plenty of bench and cupboard space that adjoins the meals and 3rd living area. The home has a bitumen driveway from the entrance to the front of the home and is set toward the back of the block to maximise views and privacy. Additional features include down lights throughout, 2 x split systems, OFP as well as a Coonara heater, central family bathroom and laundry with external

**Price** : \$ 655,000  
**Land Size** : 10200 sqm  
**View** : <https://www.ypa.com.au/7388075>

