



## 22 Moore Road SUNBURY VIC

3 2 2

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Situated on approx 6000m<sup>2</sup> of flat land and located just off the Calder freeway, only 5min drive to the Sunbury town centre, 20mins to Watergardens, 30min City and 5mins away from Sunbury and Diggers Rest train station makes this the perfect position for a business with easy access to all those locations. A separate office with telephone line and power will suit most business needs, a permit has been approved for a large shed that could accommodate much needed storage space and plenty of room surrounding for trucks and excavators to park. Being nestled in the winery district this property also offers amazing views and a huge block size with a country lifestyle that has the potential for horses or a hobby farm. This double storey home comprises of two large bedrooms upstairs with bathroom and downstairs has two living areas, guest bedroom, main bathroom with spa, and

**View :** <https://www.ypa.com.au/7388127>