



## 11 Yarck Court SUNBURY VIC

3  2  1 

Located in the popular Woodlands Estate set on a block of approx 586m<sup>2</sup> this light filled home is sure to impress with the flowing floor plan including 2 separate living areas, low maintenance gardens from front to back and a large undercover entertaining area! This home would be ideal for a wide range of buyers being perfect for the young growing family, investors, Retirees, those wanting to downsize or even first home buyers wanting to set themselves up for the future!

Beautifully presented with loads of street appeal and nothing to do but turn the key and settle down this home comprises the following:

Features Include:

3 generous bedrooms with BIR Master with WIR & full ensuite complete with light filled bay windows with roller shutters

Central bathroom

View : <https://www.ypa.com.au/7388219>



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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.

Residence	- 119 m <sup>2</sup>
Garage	- 26 m <sup>2</sup>
Entertaining	- 46 m <sup>2</sup>
Verandah	- 5 m <sup>2</sup>



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