



18 Citriondora Circuit SUNBURY VIC

3 2 4

Pay particular attention to this one! A prime location invites you and your family to the convenience of living close to town in a home set up for comfort and entertaining. Comprising 3 bedrooms, all with BIRs, master with WIR and FES. Two separate living rooms, one at the very front of the home and the other at the rear provide options for the growing family while day to day life will pivot around the convenience of a central kitchen/meals area with direct access to a large undercover entertaining area. Additional features include family bathroom, laundry with ext access, 2 x rev/cycle split systems, gas log heater, DLUG on remote with rear access, garden shed. With a current lease in place until March 2017 and a rent return of \$390 per week, your tenant could be paying off your mortgage! Enjoy the close proximity to parks, walking tracks, playgrounds, schools and of course the Sunbury town ship. Opportunity could be just a phone call away. Arrange your private

View : <https://www.ypa.com.au/7388255>



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.

ENTERTAINING -	63m ²
VERANDAH -	6m ²
GARAGE -	37m ²
RESIDENCE -	149m ²



18 Citriadora Circuit, Sunbury