

## 43 Menzies Drive SUNBURY VIC

3 1 2

Situated in the much sought after Gum Tree Hills Estate on a block size of approx 801m2 sits a fantastic opportunity for investors, first home buyers or anyone wanting to live in a premium established pocket.

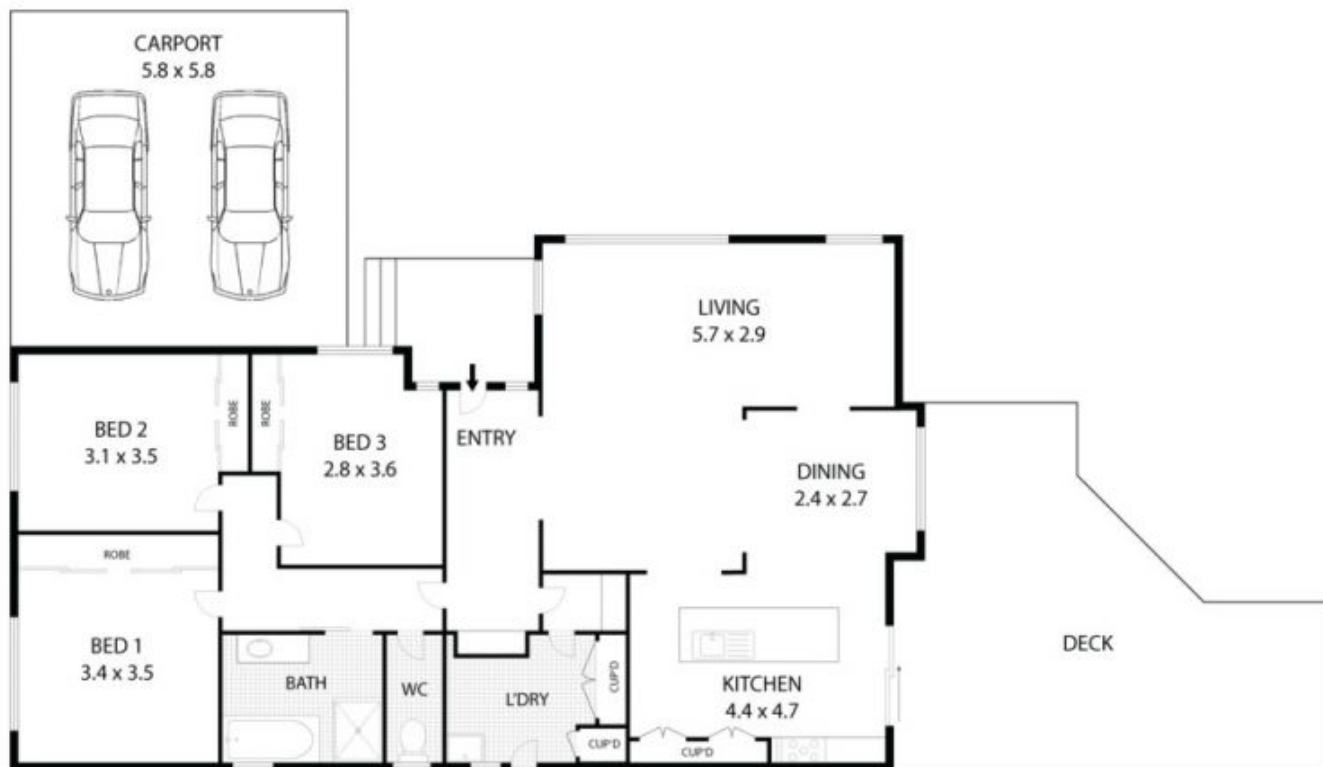
### Features include:

- 3 Bedroom with BIR
- Updated central bathroom
- New kitchen with s/steel appliances including oven with gas cooktop and dishwasher
- Spacious living area
- Laundry with outside access
- Ducted heating & split system
- Freshly painted and updated throughout
- Double carport with additional side access into the backyard perfect for caravan/boat

**View :** <https://www.ypa.com.au/7388257>



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0 1 2 3 4 5

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 - 112m<sup>2</sup>

DECK - 32m<sup>2</sup>

CARPORT - 33m<sup>2</sup>



# 43 Menzies Drive, Sunbury