



## 16 Higgins Avenue SUNBURY VIC

4 1 1

Peacefully nestled in the sought-after Studley Park Estate set on a block size of 585m2 Approx there is immediately a lot to love about this property. Superbly positioned to provide a lifestyle of convenience being within strolling distance to the township facilities, schools, train station, bus stops and with the added bonus of parklands & walking tracks at your fingertips. Very rarely does such a golden opportunity as this arise, whether youre a first home buyer, young family, investor or a downsizer you do NOT want to miss this!

- Property features include:
- 4 Bedrooms with BIRs
- Central bathroom
- Separate toilet
- Kitchen with adjoining dining
- S/steel oven & gas cooktop
- Dishwasher

**View** : <https://www.ypa.com.au/7388331>



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DISCLAIMER  
 PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.