



### 3 Nolan Court SUNBURY VIC

4 1 3

Step into the market with ease with this immaculate property that allures you from the moment you enter - Being lovingly maintained & with so much warmth & charm, which flows through the entire home. Set on an impressive 640m2 approx block & located in a quiet cul-de-sac in a family friendly court close to schools, kinder, shops & public transport. Offering an incredible first home or investment opportunity, this home can only be described as special. Property Features Include:

**View :** <https://www.ypa.com.au/7388343>



**Lisa Totaro**  
**0410 144 215**

- 4 Bedrooms with BIRs
- Central bathroom
- Spa bath
- Separate toilet
- Kitchen with adjoining dining
- Electric oven & cooktop
- Spacious living area



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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.