



## 19 Higgins Avenue SUNBURY VIC

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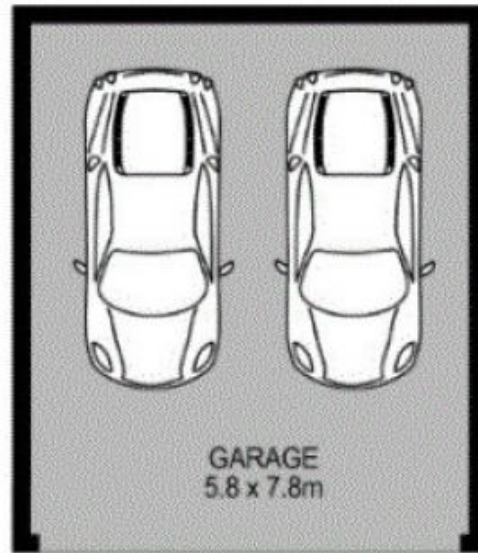
Position is astounding, opportunity is fleeting;  
Procrastination could take its toll. But listen closely...  
Not for very much longer you can take control.

**View** : <https://www.ypa.com.au/7388351>

Comprising:

- 3 bedrooms 2 with BIRs
- Central family bathroom
- Kitchen with servery separation from the dining/living area
- Laundry with ext access to rear yard
- Fantastic allotment of approx 664sqm
- Over size DLUG with tilt door
- Tandem double carport

Just a short stroll to the town centre, train station, sporting facilities, bus stop, schools as well as parks, gardens and easy access to walking tracks. The astute buyer will reap



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INTERNAL FLOOR AREA : 129m<sup>2</sup>

### 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.