



## 11 Noble Way SUNBURY VIC

4 2 2

Situated in the popular Ashfield Estate on an incredible 860m<sup>2</sup> block approx, it is with great pleasure to introduce this immaculate home to the market. With all the bells and whistles you & your family could want this warm and inviting home has been cleverly designed for all large families & takes all year round indoor/outdoor entertainment to a whole new level. Within walking distance or just a short drive to Sunbury Heights Primary School, Sunbury Downs Secondary College, Sunbury United Sporting Club, Langama Park, Eric Boardman Reserve, Boardman Stadium Sport Complex, transport and shops.

Property features include:

- 4 Spacious bedrooms with BIRs Master complete with WIR & renovated ensuite
- Central bathroom
- Separate toilet
- Open living area

View : <https://www.ypa.com.au/7388353>



**Lisa Totaro**  
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STORAGE  
2.3 x 6.3m



## 11 NOBLE WAY, SUNBURY

INTERNAL FLOOR AREA : 232m<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.