



## 57 Marjorie Avenue SUNBURY VIC

3 1 1

Situated on a block of 605m<sup>2</sup> approx., this property is a great opportunity for first home buyers or investors. Being just a short drive from the Calder Freeway enables you to skip the hustle and bustle of daily traffic and get you to where you want to go. If that isn't enough, enjoy the convenience of having both schools and sporting facilities close by as well.

Property features include:

3 Bedrooms with BIRs, master with WIR

1 Bathroom

Kitchen with s/steel appliances, dishwasher and oven with gas stove top

Dining room

Living area

Ducted heating

Evaporative cooling

Backyard shed

**View :** <https://www.ypa.com.au/7388414>



**Patrick Kilkenny**  
0401 175 248