



## 1 Lambert Avenue SUNBURY VIC

3 1 2

Resting within Lambert Avenue, this cosy home is the perfect place for people looking to buy their first home. Not only does it offer conveniences inside the property, but outside of it as well. Being a turn off from the main road, you are just a short drive away from schools, restaurants, shopping centres and sporting facilities. This home is something not to be ignored.

Property features include:

3 Bedrooms with BIRs

1 Bathroom

Kitchen with adjoining meals

Living area with heating and cooling

Laundry with rear access

Outside entertainment area

Backyard shed

DLUG

With a bit of love, this block of 591m<sup>2</sup> approx. could really

View : <https://www.ypa.com.au/7388421>



**Patrick Kilkenny**  
0401 175 248