



## 16 Abelia Court SUNBURY VIC

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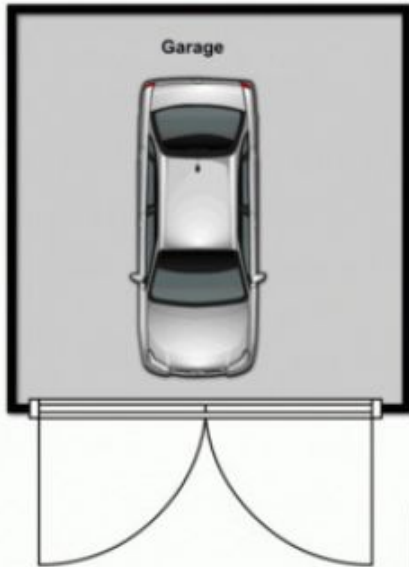
This home demands ACTION not REACTION. Make sure to take the best advantage of the opportunity to own this lovely home. With separation of living spaces it is sure to grow with your family's needs. The generous entry unfolds to offer the astute buyer:

**Land Size** : 645 sqm  
**View** : <https://www.ypa.com.au/7388580>

- 3 bedrooms, all with BIRs, master with WIR and FES
- Lounge with spacious formal dining/study area
- Central kitchen with elec w/o and gas h/p
- Family meals area
- 2nd Living room
- Laundry with ext access
- Family bathroom
- Roofed and decked balcony off meals/living rooms
- Single garage at the rear of the block
- Side access through double gates to garage
- Plenty of off street parking



**Patrick Kilkenny**  
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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



**16 Abelia Court**

**Sunbury**