



## 4 Ruyton Court SUNBURY VIC

3 2 2

Neatly positioned in a quiet location, this home offers great value for money. On a 560m<sup>2</sup> approx block. Across from Goonawarra recreation reserve this property offers a fantastic opportunity for any sharp witted investor to add to their portfolio, first home buyers and young families are sure to love it too. Only a few minutes from local amenities such as Sporting facilities, Schools, Goonawarra Golf Course, Medical centre, shops and transport links. Melbourne Airport is approximately a 15 Minute drive away while an approximate 40 minute drive will take you to the CBD.

**Land Size** : 560 sqm  
**View** : <https://www.ypa.com.au/7388617>



**Patrick Kilkenny**  
0401 175 248

3 Bedroom with built in robes  
Master with ensuite and walk in robe  
Kitchen overlooking living and dining  
Quality wood flooring and cabinetry throughout  
Central bathroom