



## 22 Phillip Drive Sunbury VIC

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Beautifully presented, immensely appealing and oozing with charm this special home is ready to have the next family turn the key and move straight in. Situated on a block size of 645m<sup>2</sup> (approx.) sits a golden opportunity that doesn't come around too often. With many added bonuses including easy access to schools, close to shops, parks, public transport and only 30 minutes approx. drive to Melbourne's CBD.

**Price** : \$ 570,000  
**Land Size** : 645 sqm  
**View** : <https://www.ypa.com.au/7388850>

### Property Features:

- ? 3 bedrooms all with robes, master complete with ensuite and walk in robe
- ? Central bathroom with separate toilet
- ? 2 separate living areas
- ? Open plan living and dining area
- ? Kitchen complete with stainless steel appliances
- ? Laundry with storage and outside access



**Lisa Totaro**  
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26 sq  
Total Approx

Sizing is an approximate guide, prospective purchasers are advised to make their own enquiries.



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