



**1/89 Melba Avenue Sunbury VIC**

**3  1  1 **

Having the advantage of being the rear unit, you'll enjoy the larger than usual outdoor area with the added bonus of privacy. With reserves, walking tracks, public transport, local shops and easy access to Calder freeway this one will be snapped up quickly!

Property Includes:

- ? 3 Bedrooms with BIR's
- ? Kitchen/meals area
- ? Good size lounge room
- ? Light filled sunroom
- ? Central Bathroom with bath
- ? GWF & wall mounted cooling
- ? Private outdoor paved courtyard area
- ? Garden Shed
- ? Single carport with remote roller door

**View :** <https://www.ypa.com.au/7390012>



**Tanya Campbell**  
**03 9744 4428**

At YPA Sunbury 'Our Service Will Move You'