



## 36 Station Street Sunbury VIC

2  1  1 

Discover the perfect opportunity for downsizers, investors, or anyone eager to enter Sunbury's booming market with this charming 2-bedroom unit. Nestled in an unbeatable location, this property offers the ultimate in convenience and comfort. Say goodbye to your car, as everything you need is just steps away, including Sunbury Train Station, supermarkets, restaurants, shops, and more.

**Price** : \$ 497,000

**View** : <https://www.ypa.com.au/8085662>

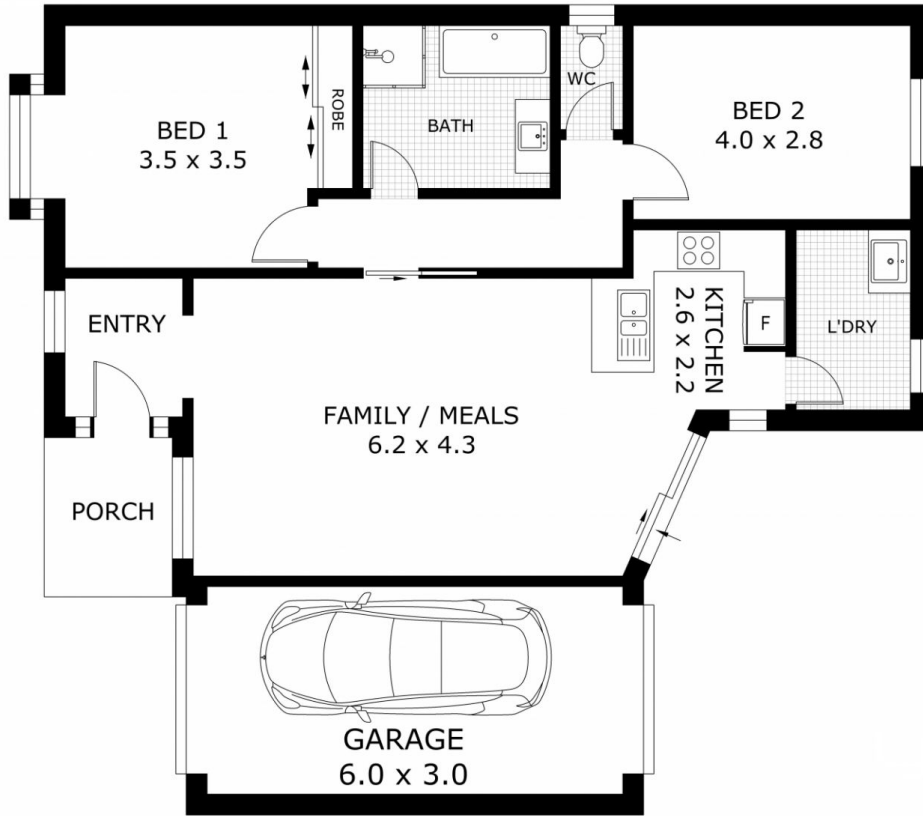
This delightful home features two cosy bedrooms, and a spacious main bathroom. The well-appointed kitchen is a highlight, featuring a gas cooktop, oven, and ample cupboard space, making it a joy for any home cook. The open-plan living and dining area is bathed in natural light, creating a welcoming and spacious atmosphere ideal for unwinding after a long day or relaxing by the window in the sun. One of the significant advantages of this property is it being on its own title!



**Patrick Kilkeny**  
0401 175 248



**Daniel Scarano**  
0448 735 298



Disclaimer: All images, views and diagrams are indicative only. Dimensions, areas and landscape are indicative and subject to change without notice. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract.