

## 4/46 Barkly Street Sunbury VIC

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Perfectly positioned in the heart of Sunbury, this charming home offers unbeatable convenience, just a short stroll from Sunbury Square Shopping Centre, a variety of restaurants, the train station, and local schools. It's an ideal opportunity for first home buyers, investors, or anyone seeking a low-maintenance lifestyle.

As you step inside, the ground floor features a spacious bedroom with a split system for year-round comfort, a main bathroom, under stair storage and a laundry with direct access to the remote-controlled single garage complete with water tank. Upstairs, you'll be welcomed into a bright, open-plan kitchen, living, and dining area. The kitchen is well-appointed with ample bench space, a gas cooktop, oven, and dishwasher-perfect for preparing meals with ease. The living area extends to a private balcony, offering a perfect spot to relax or entertain as the warmer days

**Price** : \$490,000 - \$525,000

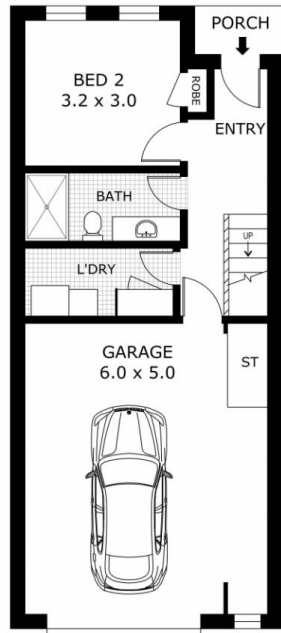
**View** : <https://www.ypa.com.au/8153461>



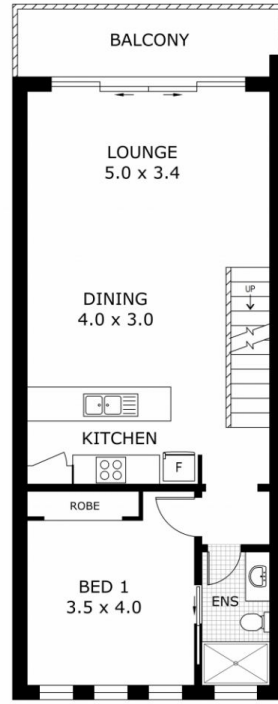
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GROUND FLOOR



FIRST FLOOR



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.