

## 8 Angas Court Sunbury VIC

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Situated in a peaceful court on approximately 665m<sup>2</sup>, this charming home is a fantastic opportunity for anyone looking to enter the Sunbury market in a prime location. With close access to the Rosenthal Shopping Precinct and easy connectivity to Vineyard Road, this home combines the best of convenience and quiet living.

Inside, you'll find two distinct separate living areas, ideal for family life or entertaining. The open-plan kitchen, living, and dining area is the heart of the home, basking in natural light and designed for effortless living. The kitchen impresses with a sleek 40mm stone waterfall benchtop, electric cooktop, oven, dishwasher, and plenty of cupboard space. A cosy Conara fireplace in the living area create a comfortable, inviting atmosphere year-round.

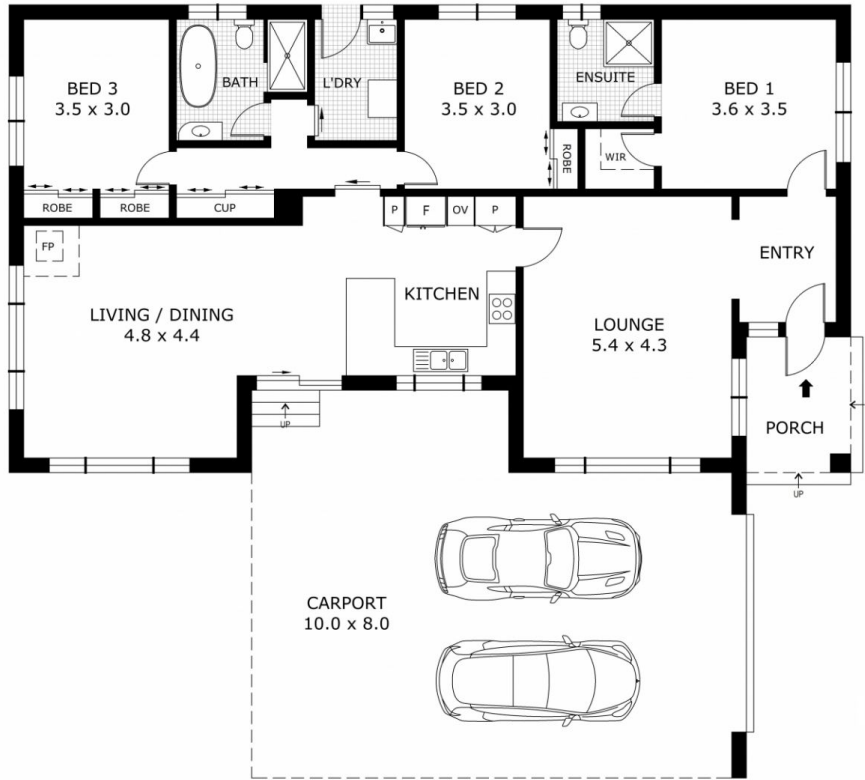
The master bedroom is a private retreat, featuring a walk-in

**Price** : \$620,000 - \$660,000  
**Land Size** : 665 sqm  
**View** : <https://www.ypa.com.au/8182473>



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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.