



70 Riddell Road, Sunbury

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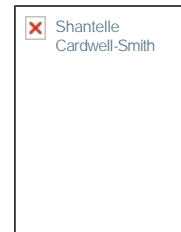
Location, Location, Location!

Centrally located and showcasing convenience at every turn, this is a prime opportunity to acquire a well located property with plenty of upside. The one thing that you can't change about a property is its location and here's certainly a terrific opportunity not to be missed! Across from an easy mid-week dinner at the Bowls Club, the kids can walk themselves to St. Anne's Primary school and zip down to the Aquatic Centre with ease. Plus easy walking distance to parkland, the Train Station and all that Sunbury Township has to offer! The home is modest but will still tick plenty of boxes with 3 bedrooms, BIR's, centrally located bathroom, shower room and separate WC. A spacious L-Shaped lounge and dining room plus a meals area off the kitchen with breakfast bar and dishwasher means for dual living spaces. With plenty of features externally including carport, pergola, fernery, potential for side access plus garage and workshop with 3 phase power and much more, also boasting polished floorboards throughout along with gas heating and ducted cooling for year round comfort. If location is what you seek, look no further for that convenient lifestyle that you desire!

 587 sqm

**\$472,000**

ID# 11628101303



**Shantelle Cardwell-Smith**  
0421 217 582

\*\*\*PHOTO IDENTIFICATION REQUIRED AT ALL INSPECTIONS\*\*\*

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



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