

# 12 Ann Court, Sunshine West, Vic 3020



## Sold House

Tuesday, 15 August 2023

12 Ann Court, Sunshine West, Vic 3020

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 640 m2**

**Type: House**



David Nguyen

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**\$830,000**

Introducing a refined standalone brick villa nestled in the heart of Sunshine West, a rapidly evolving suburb exuding vibrancy and sophistication. Situated on a generous 640m<sup>2</sup> block of land, this home is a harmonious blend of classic design and functional living. Four spacious bedrooms, each fitted with built-in robes, offer ample storage. The master bedroom stands out, boasting a luxurious ensuite. Dive into the heart of the home where you're greeted by two expansive living areas. One seamlessly integrates with an open-plan dining space and kitchen, crafting the ideal setting for family gatherings or intimate dinners. Secure your vehicles in the double car garage, and let the extended pergola pathway lead you on a journey to the rear yard. Here, a sizable multi-purpose workshop awaits your vision, complemented by an additional shed, ensuring space is never a constraint. The property's strategic location is unmatched. The Avenue Shopping Centre is a stone's throw away, and five esteemed schools lie within a 1.3km radius. Plus, the convenience of Sunshine Station and the bustling Sunshine Shopping Centre are within a 2.5km stretch. For the discerning investor, the allure of Sunshine West presents a lucrative opportunity, with potential rental returns of approximately \$470 per week. First home buyer? Step into a move-in ready sanctuary, perfectly poised to benefit from the suburb's blossoming demographics and robust population growth.