

**34 Barwon Avenue, Sunshine North, Vic 3020**



**Sold House**

Friday, 8 September 2023

34 Barwon Avenue, Sunshine North, Vic 3020

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 603 m2**

**Type: House**



Brenda Ngan  
0435152545



Anthony Phan  
0487111666

**\$725,000**

Live in one and rent one or great investment with two incomes for a savvy investor on large 608M2 (approx.) Sunshine North block. Unit 1 currently owner occupied, and unit 2 leased at \$1500/month. Future re-development potential (STCA). Street front home comprises large covered entry porch, well-appointed kitchen with meals and attached family/living room, separate lounge room (could be third bedroom) 2 bedrooms, central bathroom with toilet, laundry, and separate second toilet. The second home comprises open plan kitchen meals and living room, 2 bedrooms, and central bathroom, with double garage underneath. Split system heating and cooling. Located within walking distance to all amenities, schools, shopping strips, bus stops, and 2.8km approx. to Albion train station. Easy access to Western Ring Road and other arterial roads. Contact Brenda Ngan on 0435152545 for further details and to arrange inspection.