

**37 Ligar Street, Sunbury, Vic 3429**



**House For Sale**

Wednesday, 29 May 2024

**37 Ligar Street, Sunbury, Vic 3429**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



Matthew Makin  
0412876412



Jason Sheridan  
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**\$780,000 - \$830,000**

Located for the ultimate in convenience, this substantial four bedroom plus study, two bathroom home on 1011m<sup>2</sup> (approx.) is walking distance to Sunbury train station, Woolworths, Big W, the cinema, aquatic & leisure centre, childcare services, medical centre, parks, cafés, and restaurants. Presenting versatile and expansive living areas graced by polished hardwood flooring, the home comprises formal living, family, meals, and a generous kitchen featuring an Italian Glem oven with 5-zone cooktop and a stainless steel dishwasher. Outside, a covered entertaining area provides a huge space for alfresco gatherings. All bedrooms are at least double in size, and include a main bedroom with a dressing room, while the two bathrooms include one with a corner bath, plus there's a 3rd toilet for extra amenity. A side driveway leads to a 6m x 9m garage with workshop – with parking for 2 vehicles. Also includes ducted heating, box air conditioning, built-in robes, and a large internal laundry. The sheer size of the block is extremely rare in this sought-after and established pocket of Sunbury. A dream find for those seeking privacy and space while being within walking distance of everything!