

**45 Dobell Avenue, Sunbury, Vic 3429**



**Sold House**

Friday, 16 February 2024

45 Dobell Avenue, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 588 m2**

**Type: House**



Lisa Totaro  
0410144215



Cassandra Doria  
0497972028

**\$534,000**

Welcome to your new home in the heart of Sunbury! This charming property offers the perfect blend of comfort, convenience, and style, making it an ideal choice for first-time buyers or those looking to downsize. Situated on a generous 588m<sup>2</sup> block approximately, this residence welcomes you with open arms from the moment you step through the front door. The spacious open-plan layout seamlessly connects the kitchen, living, and dining areas, providing a warm and inviting space for family gatherings. The kitchen is a chef's delight, boasting modern appliances including an electric cooktop and electric oven, along with ample bench and cupboard space for all your needs, cosy up by the real log gas fire in the living area during chilly evenings. With three bedrooms, master with ceiling fan. Step outside to discover a delightful outdoor decked entertaining area, perfect for hosting barbecues or enjoying alfresco dining with friends and family. Additional features include two garden sheds, low-maintenance gardens, and convenient side access to accommodate a caravan or boat, split system. Location-wise, this property ticks all the boxes. Enjoy easy access to public transport, major freeways, esteemed schools, childcare centres, and sporting facilities, ensuring that everything you need is within reach. Shopping enthusiasts will appreciate the proximity to the Aldi complex and Sunbury Town Centre, while the nearby Melba Avenue shops offer a selection of local delights to explore. Don't miss out on this opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and start envisioning the possibilities!