

**61 Marjorie Avenue, Sunbury, Vic 3429**



**Sold House**

Sunday, 10 March 2024

61 Marjorie Avenue, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 598 m2**

**Type: House**



Adam Sacco  
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**\$630,000**

BE SWIFT TO BUY INTO MARJORIE Set on an allotment of approximately 598sqm and positioned behind a hedged front fence line, this home is a stunning example of versatile functionality that seamlessly adapts to the ever-evolving stages of family. Your welcome is a well-lit entry that merges into the first of two generous living areas where you can enjoy a streetscape aspect and soak up an abundance of natural light. The second living space is part of an open concept kitchen, meals/living area and provides adequate separation to enable alternative functionality. You truly are spoiled for choice with the entire living from front to back enjoying connectivity but separation where required. Benefit from the free flowing aspect from the second living out to the undercover entertaining area that is also currently utilised as an enclosed cat run. Entertaining will be a breeze and well supported by a lovely updated entertainer's kitchen that offers quality appliances, abundant bench prep and cupboard space. Not only will you enjoy cooking on a day-to-day basis, but you may even feel like stepping out of your comfort zone to try something a little different! Accommodation provides three bedrooms, master with a walk-in robe and attractive updated ensuite complete with twin vanities and oversized shower. The auxiliary bedrooms enjoy the convenience of built in robes and each has the convenience of a separate toilet (one of which is a powder room) nearby and shares the renovated bathroom. Your rear yard is extremely family friendly with plenty of space for kids and pets. Double gates on the side of the home grant entry to the rear yard so you can securely store your caravan, boat or trailer or perhaps even think about putting in a large shed! Additional reasons you'll love the home include ducted heating, 2 x reverse cycle split systems, floating flooring, induction cooktop, 3 x toilets, garden shed, 8 x solar panels, 4.2KW inverter, ample off street parking, drive through access to rear, established gardens and so much more for your enjoyment! When location is right the rest just happens! Enjoy your close proximity and easy access to freeway onramps and main roads as well as the convenience of nearby schools, childcare and sporting facilities. Rosenthal Shopping Complex will make running your household easier and combined, you've a ten out of ten-liveability factor! To embrace a fresh beginning in this stunning home, call Adam Sacco on 0409 033 644 to book your private inspection today. **\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\***