

# 4 Yale Court, Sunbury, Vic 3429



## House For Sale

Tuesday, 25 June 2024

4 Yale Court, Sunbury, Vic 3429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 977 m2**

**Type: House**



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**\$699,000 - \$765,000**

Offering spacious comfort, this updated family home presents multiple living and entertaining areas, all set on 977m<sup>2</sup> (approx.) of perfectly maintained grounds in a quiet court location. The front lounge and main bedroom are fitted with new block-out curtains and sheers, enhancing privacy while allowing an abundance of natural light. Designed for free-flowing connectivity, the home progresses from a defined entry to a generous lounge, with a meals/sitting area and dining room flanking the streamlined kitchen – featuring a dedicated breakfast bar, ample bench space, glass splashbacks, soft-close white drawers, an ultra-wide oven/5-zone cooktop, and a dishwasher. A 2nd living area to the rear of the home offers a cozy space for relaxation with plenty of space for a study nook and is warmed by a wood-fuelled heater. But this property truly shines with its HUGE covered outdoor entertaining area. Entertaining outdoors has never been so easy, or fun! Perfect for summer barbeques, it's surrounded by the tranquil rear yard with a soothing water feature, paved fire pit area, and lawned area. Luxurious bedrooms provide a haven of comfort with soft charcoal carpet underfoot. The main bedroom is a true retreat, featuring a walk-in robe and a fully renovated ensuite that exudes luxury, featuring a stone-topped underlit vanity with timber drawers and dual bowls, a LED mirror, matte black fittings, and a recessed shower. Three additional bedrooms with built-in robes and a main bathroom with a shower, bath and separate toilet provide a comfortable living experience. There is also a fully renovated internal laundry with stone surfaces, a double carport with gated access to the rear yard, a double garage/shed, garden shed, solar panels, ducted heating, evaporative cooling, modern ceiling fans, and a covered veranda to the East side of the home. The location is ideal for family living, within walking distance of the local village shops and medical centre, primary school, parks, playgrounds, and the golf course. Also close to the centre of Sunbury with its vibrant shops, cafés, restaurants, and train station, with easy freeway access. A haven of comfort, functionality, and spaciousness.