

1/33-35 Ligar Street, Sunbury, Vic 3429



Unit For Sale

Monday, 8 July 2024

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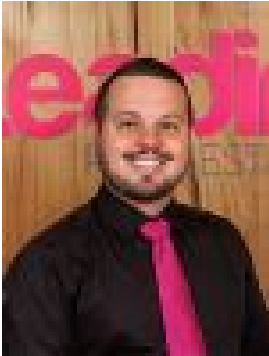
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 253 m2

Type: Unit



Josh Abdilla
0404361226

\$468,000 to \$498,000

From the moment you step inside, you'll be excited and even overwhelmed by the sheer abundance of space and the options this makes available to you. It is absolutely irreplaceable within a current unit build and balanced with the gorgeous yard space, this unit is certainly a unique and rare find. The layout of the lounge room provides multiple styling options and even the potential for a study nook or if you're downsizing from a larger home, space to retain some of those special pieces. Through the archway, the dining space and kitchen are revealed to you. Again, abundant space will easily cater with friends and family dropping in or dinner celebrations. The flow of easy conversation will combine with hum of prep work in the kitchen. You'll be able to cook up a storm and all the while feel like you're still a mainstay of the party! Enjoy the under bench oven, gas cooktop and range hood and with a separate pantry, loads of cupboard and bench space, your prep work will be a breeze. With a layout positioning the living areas to one side and the bedrooms to the other, it is clear that at inception, the developers focused their attention on ensuring superior liveability options for the occupant. Both bedrooms are a good size, have built-in robes and share the family bathroom and separate toilet, which is also used by visitors to the home. Additional features of the home include ducted heating, reverse cycle split system, a freshly painted interior, laundry with external access, single car garage on remote with pedestrian access in to the yard, courtyard area, a garden space suited to both the green thumb and a gardener desiring low maintenance easy care option. You can make it what you will! Enjoying a position at the front of the complex, it feels like a stand-alone home but with the benefits of body corporate management. To top this off, the property also features a secure single gate, which provides direct entry into the yard and around to the rear of the home as well. Don't miss your chance to take that next step whether it be downsizing, first home buying or adding to your investment portfolio (ERR \$430 per week). Take the opportunity to enjoy unrivalled quality living and convenience within an easy walking distance of Sunbury's town centre, train station, child care, schools, shopping, and other amenities and for the city commuter, it's a short drive to freeway onramps for a seamless commute. Contact Josh Abdilla on 0404 361 226 today to arrange your private inspection! ****PHOTO ID IS REQUIRED WHEN INSPECTING THIS PROPERTY****