



**113 Yellow Gum Boulevard SUNBURY VIC**

**3**  **2**  **4** 

**WATCH VIDEO NOW!** An attractive street frontage and lovely stained glass feature windows will prepare you for the intricate detailing within this award winning Warburton built energy efficient home in the highly desired Sherwood Estate. This bright home comprises 3 generous bedrooms, all with BIRs, master with WIR and FES, 2 substantial living zones, an easy access, well appointed galley kitchen with an adjoining meals area that, with the 2nd living area look out over an undercover pergola where you can relax and enjoy your low maintenance back yard. A fourth bedroom is a real possibility here with the original floor plan including this. Additional features include, ducted heating, split system, alarm, instant HWS, internal access from the DLUG which is on remote, rear access as well as side access that extends the length of the block down to a huge 6m x 7m garage, making it perfect for the handyman or tradie alike, ample car space out front and lovely cottage

**View :** <https://www.ypa.com.au/7388027>



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