



91 Menzies Drive SUNBURY VIC

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Nestled at the back of a very private battle-axe block in the highly sought after Gum Tree Hills Estate is this quality home that presents a current investment opportunity with a lease in place until 24/10/16 and with a rent return of \$380 per week. Comprising:

Land Size : 812 sqm
View : <https://www.ypa.com.au/7388178>

- 4 bedrooms, master with WIR and FES
- Updated kitchen
- Versatile floor plan with the option of 2 living areas
- Family bathroom and laundry with ext access
- D/heating, OFP, cooling
- Double carport
- Decked outdoor area overlooking natural parklands
- Water tanks and grey water system
- Shed
- Secure yard for children and pets