



**7 Marylebone Street SUNBURY VIC**

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You will be entranced by what this home has to offer from the moment you step across the threshold into a welcoming foyer. Absolute attention to detail throughout, assures the discerning buyer of the quality that it is our privilege to present to the Sunbury market. To briefly introduce, we are offering:

- 4 Generous bedrooms with BIRs
- Master with WIR & outstanding FES with spa
- Kitchen with quality s/steel appliances including dishwasher
- Family room with Coonara
- Study
- Zoned ducted heating & refrigerated cooling (on 3 phase power)
- Timber floors
- Huge land size of approx. 1631sqm
- Enormous barn style garage (11m x 11m/121sqm) with loft

**Land Size** : 1631 sqm

**View** : <https://www.ypa.com.au/7388364>



## 7 MARYLEBONE STREET, SUNBURY

INTERNAL FLOOR AREA : 263m<sup>2</sup>

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.