



## 11 Gruner Street SUNBURY VIC

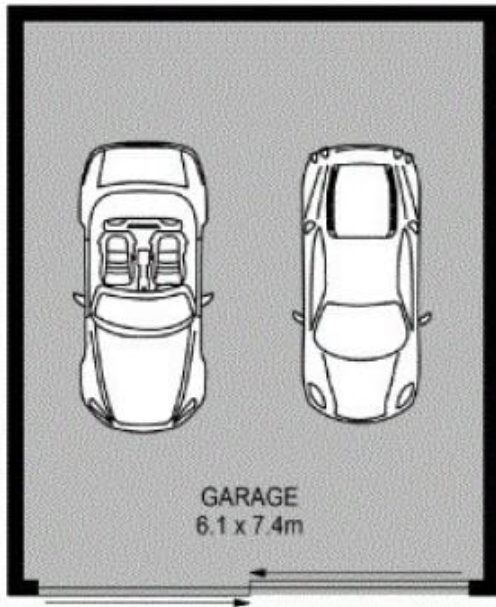
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In a superb location central to local schools, shops and the Aldi complex, public transport and easy access to major local roads, this home is ready and waiting for a new owner, whatever their plans!! With an expected rent return of approx. \$315 per week, the home represents opportunity in many ways for many buyers! Comprising:

**Price** : \$ 438,000

**View** : <https://www.ypa.com.au/7388365>

- 3 bedrooms
- Kitchen with integrated meals
- L shaped Lounge
- Bathroom with separate WC
- Laundry with ext access
- Gas heating
- Double carport
- Double garage
- Land size of approx 606sqm



## 11 GRUNER STREET, SUNBURY

INTERNAL FLOOR AREA : 125m<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.