



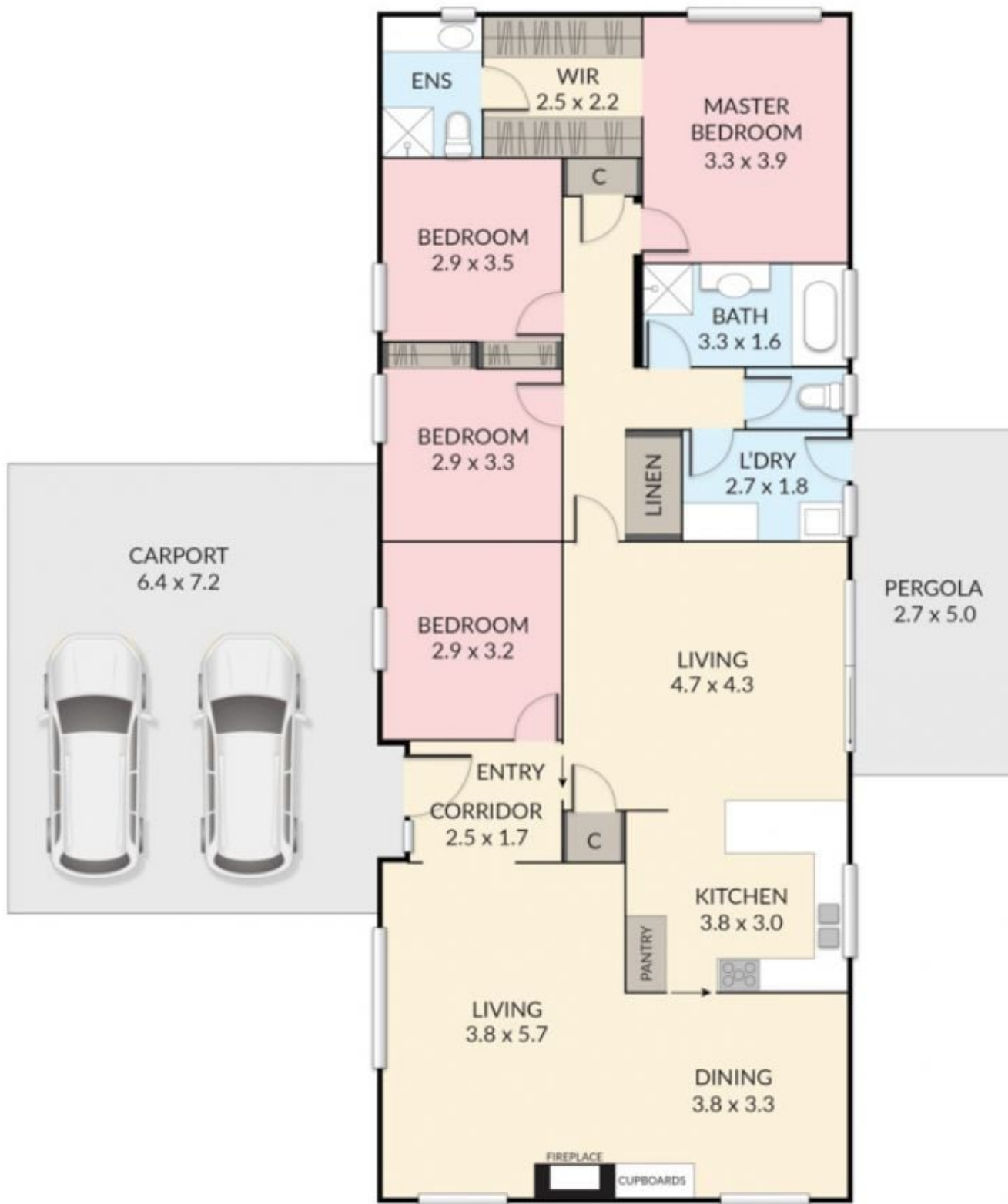
## 1 Rice Court SUNBURY VIC

4 2 2

If you're looking for a house with its own character and charm, then this all-rounder is just what you've been searching for. Situated toward the top of a small court, the breathtaking warmth and character of timber cathedral ceilings draws you in. Also offering:

**View :** <https://www.ypa.com.au/7388437>

- 4 bedrooms, 2 with BIRs, master with his/her robes
- Ensuite to master bedroom plus a family bathroom
- Lounge/dining (with cathedral ceilings)
- Kitchen with 900mm elec oven & 5 burner gas h/plates
- 2nd living space/formal dining
- Laundry with ext access
- Ducted heating and rev cycle s/system
- New carpet
- Double Carport
- Garden shed
- Huge allotment of approx. 857sqm



## 1 Rice Court, Sunbury VIC

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.