



## 41 Menzies Drive SUNBURY VIC

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What a place to call home! Just imagine waking up to and enjoying your home that overlooks a massive backyard, meticulously kept by our local council! Of course, this refers to the enormous parkland area just beyond your fence line, but your considerable allotment measuring approx. 1153sqm is a well-planned garden and yard to be enjoyed by the whole family! The home offers:

**View** : <https://www.ypa.com.au/7388438>

- 4 Bedrooms with BIR and FES
- 2 Living spaces
- Kitchen with adjoining dining
- Central family bathroom
- Laundry with external access
- Rev cycle split system and ceiling fans
- Freshly painted and new floor coverings
- Double carport and additional car spaces
- Shed

Enjoy all that the esteemed Gum Tree Hills Estate has to offer; close proximity to the local primary and secondary schools, local shops, Sunbury Town Centre, train station, bus stops, kindergarten and the list goes on. Everything you could either need or want when purchasing a future for your family is right here.