



## 35 Ruthven Street SUNBURY VIC

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Peacefully nestled in the sought-after Studley Park Estate, set on a block size of 576m<sup>2</sup> approx and superbly positioned to provide a lifestyle of convenience being within strolling distance to the township facilities, schools, train station, bus stops and with the added bonus of parklands & walking tracks at your fingertips. Very rarely does such a golden opportunity as this arise, whether youre a first home buyer, young family, or investor you do NOT want to miss this!

Property features include:

- 3 Bedrooms with built in robes Master with full ensuite
- Rumpus room that can be easily transformed into 4th bedroom
- Central bathroom
- Spacious kitchen with meals area
- S/steel oven, gas cooktop & dishwasher
- Large lounge room

View : <https://www.ypa.com.au/7388482>



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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



**35 Ruthven Street**

**Sunbury**