



## 63 Menzies Drive SUNBURY VIC

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What you cant see is certainly worth inspecting! Peacefully nestled on a generous block of over 800m<sup>2</sup>, the wonderfully established gardens ensure you have beautiful views from every window. With a private entry, this warm and inviting home has loads of character and a spectacular parkland backdrop youll simply fall in love with. Property features include:

Master bedroom with renovated Victorian themed ensuite and robes

Additional 2 bedrooms with built in robes

Galley-style kitchen showcasing stainless steel appliances including dishwasher & 900mm gas cooktop

Warm charismatic family room with wood fireplace & multiple windows to take in the stunning parkland views

Sunken lounge & dining room

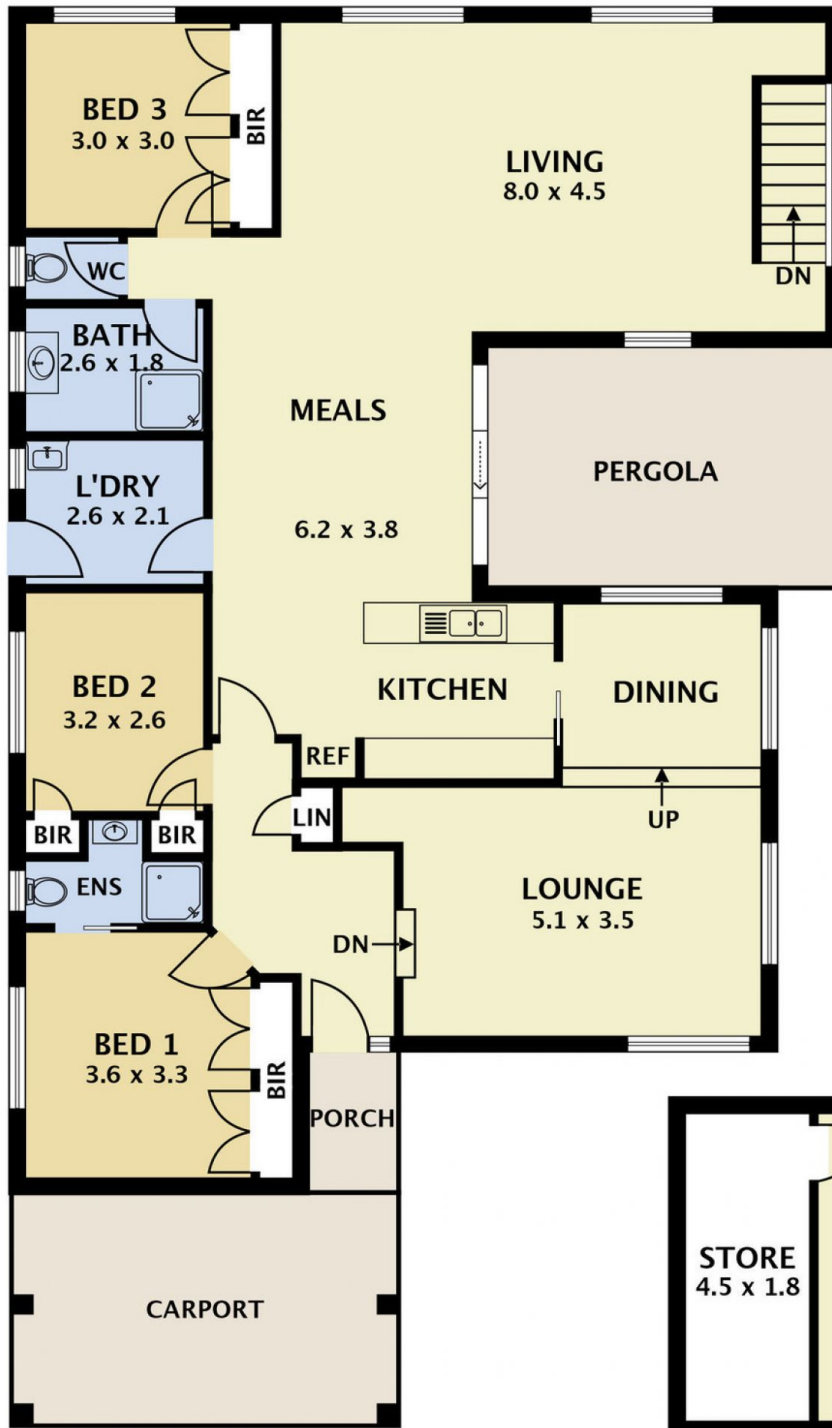
Family bathroom with separate toilet

**Land Size** : 809 sqm

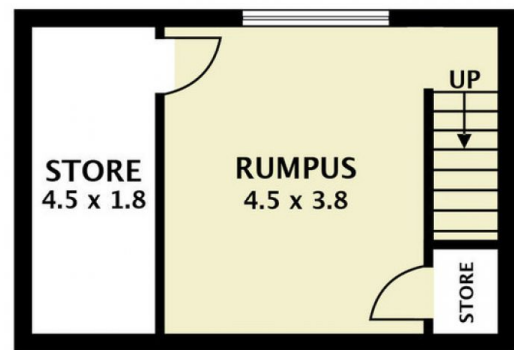
**View** : <https://www.ypa.com.au/7388644>



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GROUND FLOOR



LOWER LEVEL

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**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 INQUIRIES.