



45 Ruthven Street Sunbury VIC

4 2 3

Welcome to this spacious home on a 706m² approx. corner block packed with potential! Located in the desired and super popular Gum Tree Hills Estate step inside and envision your own personal touch. It has the perfect amount of space for comfortable living and entertaining.

Price : \$ 632,000
Land Size : 706 sqm
View : <https://www.ypa.com.au/7917946>

This property features:

- ? 4 bedrooms complete with built in robes, master with an ensuite
- ? Kitchen with walk in pantry and an abundance of cupboard space
- ? Open plan living and dining area
- ? Separated living area
- ? Study with a nook area
- ? Double garage with additional car space
- ? Large garden shed
- ? Outdoor area with a grassed area, courtyard and pergola



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