



## 18 Gibbons Street Sunbury VIC

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Located in a quiet street within easy reach of schools, childcare and sporting grounds is this ideal three-bedroom home with side access suitable for a caravan or boat or potential for a good size shed or unit at the rear (subject to authorities' approval) on a lot of approx. 650m<sup>2</sup> returning a gross yield \$22,164.00pa.

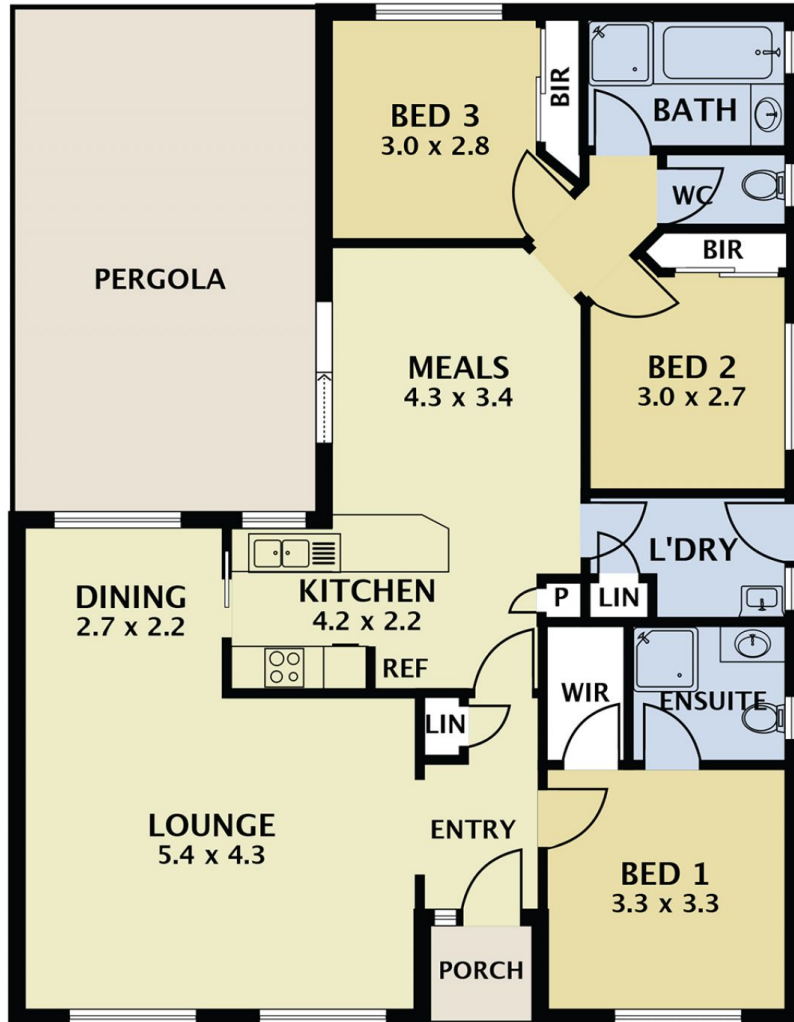
**Price** : \$625,000 - \$635,000  
**Land Size** : 650 sqm  
**View** : <https://www.ypa.com.au/7980407>

Comprising three bedrooms; master with ensuite and walk in robe, two with built in robes; lounge/dining room; galley style kitchen/meals area; central bathroom, laundry with features such as a gas wall furnace, evaporative cooling, and window shutters while outside we have a pergola and a great size yard perfect for entertaining or letting the kids run around.



**Nic Owen**  
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Whether you want to move in or invest, this is the perfect opportunity.



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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.