



2/44 Ligar Street Sunbury VIC

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Positioned just moments from Sunbury's vibrant town centre, this well-kept unit is the perfect opportunity for downsizers, investors, or first-home buyers seeking low-maintenance living in a prime location.

Price : \$ 447,500

View : <https://www.ypa.com.au/8356513>

Step inside to a generously sized lounge and dining area filled with natural light and featuring cathedral ceilings giving it a sense of spaciousness -perfect for relaxing or entertaining. The large kitchen offers plenty of bench and cupboard space, along with a gas cooktop and oven, making it both practical and functional.

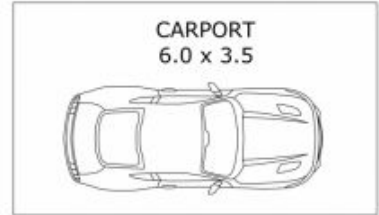
The home includes two bedrooms, each with built-in robes, and a central bathroom with a separate toilet for added convenience. A split system provides comfort all year round, while the compact backyard is ideal for those looking to enjoy some outdoor space without the upkeep.



Lisa Totaro
0410 144 215



Cassandra Doria
0497 972 028



(NOT IN POSITION)



Disclaimer: All images, views and diagrams are indicative only. Dimensions, areas and landscape are indicative and subject to change without notice. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract.