

97 Yellow Gum Boulevard Bvd, Sunbury, VIC 3429

\$1,100,000 - \$1,150,000

House 4  2  2 



## Expansive Living in the Heart of Sherwood Estate!

\*PRICE REVISION\*

Set on an impressive approx. 1240m<sup>2</sup>, this substantial family residence delivers space, lifestyle and versatility in one of Sunbury's most sought after pockets.

Boasting 4 bedrooms, 2 bathrooms, a dedicated study, multiple living zones, double garage and a sparkling pool, this home is designed to accommodate families of all sizes with ease.

Positioned just moments from Sunbury's vibrant town centre, quality schools, train station, sporting facilities and everyday amenities, the location offers unbeatable convenience paired with a warm community feel. Enjoy local dining, buzzing cafés and excellent retail right at your fingertips.

Inside, the home reveals four generous living areas, providing flexibility for entertaining, relaxing or working from home. Step outside to a superb pergola complete with a fireplace, perfect for hosting family gatherings all year round.

The wide allotment offers exceptional scope - ideal for caravans, boats, trailers, or the opportunity to create the ultimate shed or mancave. The property also enjoys a magnificent outlook across open reserve and the iconic historic rail bridge.

A rare and exciting opportunity in a premium location - this is family living on a grand scale.

Contact David Oliver -

\* ID Required upon inspection.

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### Listed By

David Oliver

Open for Inspection

By Appointment.

