

# 2 Hoylake Court, Sunbury, Vic 3429



## House For Sale

Monday, 6 January 2025

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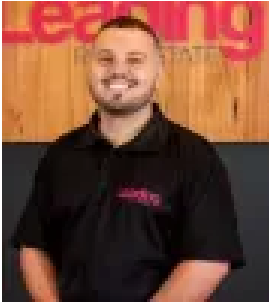
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 702 m2

Type: House



Josh Abdilla

**\$545,000 to \$595,000**

**\*\*WATCH OUR VIDEO PRESENTATION\*\***Nestled in a desirable court location on an expansive 702sqm (approx.) block, this home is the perfect opportunity to get your foot in the door of home ownership. This move-in home and generous allotment will let you jump off the rental round-about, downsize or even achieve the dream of buying a great investment. From the moment you step inside, you're greeted by a dedicated entrance that reveals a step down lounge featuring vaulted ceilings and a bay window, flooding the space with natural light. This is the introduction to a classic "L"-shaped lounge, meals, and kitchen design-a layout celebrated for its timeless functionality and warm, inviting flow.The kitchen is a delight. Lovely and bright, it boasts ample bench and cupboard space, including overheads, all complemented by an under-bench oven, electric cooktop, and rangehood. A stunning box bay window offers a picturesque view of the expansive pergola area, ideal for entertaining or quiet family meals. The undercover space, seamlessly accessible from the meals area, sits privately behind a 6 x 3-metre shed (approx.), making it the ultimate outdoor relaxation retreat.Accommodation comprises three generously sized bedrooms, each with built-in robes, ensuring plenty of storage for the whole family. The central bathroom has been tastefully updated with travertine-look tiles, a shower recess niche, modern tapware, and a wall-hung vanity, providing a touch of modern elegance. A separate toilet adds to the home's practicality.Step outside to enjoy the rarity of a generous backyard, with room to not only relax, play, or entertain but to also have that pet you've always wanted! Low-maintenance gardens ensure ease of care, while exterior awnings and solar panels (7.79 kw system) add functionality and efficiency. A tandem carport with rear gates (ideal for those that have a boat, trailer etc.) and a handy storage shed complete the outdoor features, with a laundry offering external access for added convenience.Positioned in the heart of Goonawarra Estate, this home offers more than just a fantastic lifestyle. Nearby amenities include sporting facilities, a medical centre, a day hospital with after-hours emergency care, a primary school, and a kindergarten. With ongoing growth to local infrastructure, this location combines a current cohesive community structure that with future potential, undoubtedly makes it a place you'll be proud to call home.Don't miss this opportunity to secure a home that we can call the practical house hunter's box ticker! Call Josh Abdilla on 0404 361 226 today for further information or to book your private inspection. **\*\*PHOTO ID IS REQUIRED WHEN INSPECTING THIS PROPERTY\*\***