

**4/15 Marl Cl, Sunbury, VIC, 3429**



**Unit For Sale**

Saturday, 30 November 2024

4/15 Marl Cl, Sunbury, VIC, 3429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Lisa Totaro

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## **Sweet, Neat, This One is Hard to Beat!**

Calling all first home buyers, downsizers, and savvy investors looking to enter the Sunbury market! This beautifully designed home offers a perfect blend of comfort, convenience, and modern living.

The master bedroom is filled with natural light, complemented by scenic views, a walk-in robe, and ensuite. Two additional bedrooms, both with built-in robes, while the large main bathroom with a separate toilet adds convenience.

The heart of the home is the spacious open-plan living and dining area, seamlessly connected to a contemporary kitchen featuring a walk-in pantry, gas cooktop, oven, and dishwasher.

Step outside to a low-maintenance backyard with a decked area, perfect for relaxing or entertaining. Additional features include single garage with remote internal entry, ceiling fan, split system, ducted heating and a laundry with external access.

The location couldn't be better! A short stroll or drive takes you to Tom's Park and the Rosenthal Shopping Complex, which includes Woolworths, the Brown Cow Café, McDonald's, KFC, and a variety of restaurants. With bus stops nearby and easy access to the Calder Freeway, daily commuting is a breeze. This home truly ticks all the boxes – don't miss your chance to make it yours!

Rental estimate: \$450.00 - \$480.00 per week approximately.