

13 Hood Crescent, Sunbury




## Prime location within walking distance to school.

Perfectly positioned in a quiet, family-friendly pocket of Sunbury, this beautifully presented home delivers space, convenience and low-maintenance living in one of Sunbury's most established neighbourhoods. With schools, parks, shops, and transport all within easy reach, this is an outstanding opportunity for first home buyers, growing families or savvy investors.

Families will appreciate the unbeatable location, Sunbury West Primary School is only a 3-minute walk, making school drop-offs a breeze, while Sunbury College is just a 10-minute walk. Enjoy the best of living with access to local parks, walking tracks, playgrounds, the Sunbury Aquatic & Leisure Centre, Aldi, Sunbury Square Shopping Centre, and the Sunbury Train Station for smooth city commutes.

From trendy cafes to cosy brunch spots, vibrant pubs and Sunbury's growing gourmet scene, you're never far from a great meal or your weekend coffee fix, making everyday both living effortless and enjoyable.

Inside, the home offers a spacious and flexible floorplan featuring 3 generous bedrooms plus a 4th bedroom/study, 2 bathrooms, 2 large living spaces, and a double-car garage, ideal for families needing multiple zones to relax, work, and entertain. The inviting layout flows

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### FOR SALE

Please Call

### AGENTS

Adam Elsherif  
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### AGENCY

LJ Hooker Sunbury

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 **LJ Hooker**

effortlessly from the indoors to the outdoor spaces, creating a warm and functional environment for everyday living.

Features include:

- 3 Bedrooms + 4th bedroom/study
- 2 Bathrooms
- 2 Spacious living rooms
- Double-car garage with rear access.
- Well-appointed kitchen
- Heating & Cooling
- Low maintenance backyard with plenty of room for entertaining

A home that delivers lifestyle, comfort, and location. - 13 Hood Crescent, Sunbury is not to be missed.

for more details or to book your private inspection, please contact Adam Elsherif on 0413 222 069.

## MORE DETAILS

Property ID	93J12
Property Type	House
Land Area	654 m2

**Adam Elsherif 0413 222 069**

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**LJ Hooker Sunbury**

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