

37 Touriga Circuit, Sunbury

Rare Everly Estate Opportunity - Stunning Home Opposite the Golf Course

Set on approximately 432m², this impressive residence has been thoughtfully designed for modern family living, with multiple living zones, excellent separation between bedrooms and living areas, and a seamless connection between indoor and outdoor spaces.

Inside, You'll Love:

Spacious 4 Bedrooms: Generous accommodation with excellent separation, including a private master suite with walk-in robe and ensuite.

Multiple Living Zones: Separate lounge, spacious open-plan family area and a versatile retreat/rumpus provide plenty of room for the whole family.

Designer Kitchen: Featuring 60mm stone benchtops, waterfall island, fluted detailing, full-height stone splashback, extensive cabinetry and a generous walk-in pantry.

4 2 2

FOR SALE
\$795,000 - \$845,000

VIEW
By Appointment

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AGENCY
LJ Hooker Sunbury
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Light-Filled Family Living: Large windows and sliding doors bring plenty of natural light into the main living area, complemented by a striking Vision Line fireplace and feature wall.

Dedicated Study Nook: A practical space for working or studying from home.

Quality Finishes: High ceilings, hybrid flooring, feature lighting and beautifully finished bathrooms add a premium feel throughout.

Outdoor Living:

Private Low-Maintenance Backyard: Artificial lawn, established garden beds and landscaped surrounds create an easy-care outdoor space.

Covered Entertaining Area: The covered pergola provides the perfect setting for outdoor dining, barbecues and entertaining.

Excellent Vehicle Access: Approximately 2.6m rear access and fully concreted 2m side access provide added flexibility for trailers and vehicles.

Double Garage: Internal access, additional storage and epoxy flooring add convenience and practicality.

Comfort & Convenience:

Mitsubishi refrigerated heating and cooling

Separate laundry with built-in cabinetry and external access

Double vanities to both bathrooms

Shower niches and LED-lit bathroom mirrors

Intercom system

Plantation shutters to master bedroom

Sheer curtains and roller blinds

Exposed aggregate driveway and surrounds

Contemporary rendered facade

Landscaped front garden

Location You'll Love:

- minute walk to Goonawarra Golf Club
- minute walk to bus stop
- minute walk to Aspire Childcare
- minute drive to primary school
- minute drive to secondary school
- minute drive to Sunbury East Town Centre

Easy access to local parks, walking tracks, shops and everyday amenities

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

MORE DETAILS

Property ID	DWJ12
Property Type	House
Land Area	432 m2

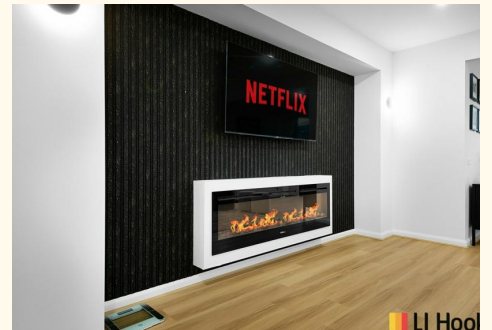
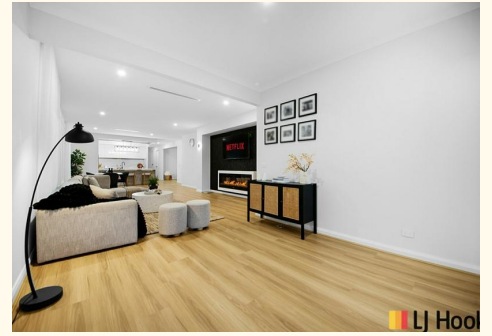
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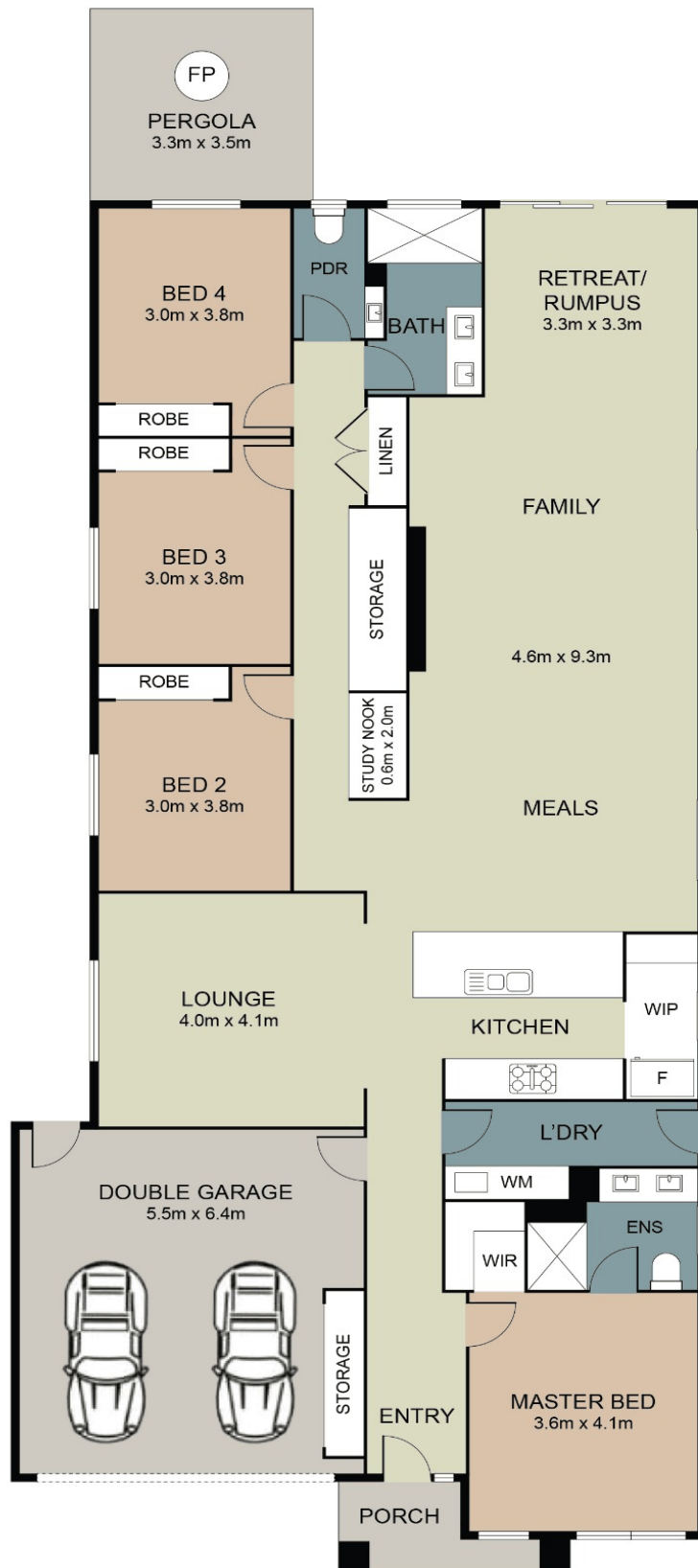
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DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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