






306/117 Durham Road, Sunshine

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Inner-West Sunshine Gem with Private Balcony & Modern Finishes

FOR SALE
\$240,000.00 - \$260,000.00

AGENTS

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AGENCY

LJ Hooker Point Cook
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The Property

Welcome to 306/117 Durham Road, Sunshine. Discover contemporary, low-maintenance living in this well-appointed one-bedroom unit, offering a smart floor plan, quality finishes, and everyday ease. A light-filled open plan layout with peaceful balcony makes this residence ideal for first-home buyers, professionals, downsizers, or investors alike. Positioned within a well-maintained complex in a vibrant inner-west location, residents enjoy easy access to transport, shopping, dining, and essential amenities, making this an outstanding lifestyle opportunity.

The Point of Difference

- Upon entry, a large living and dining area filled with natural light greets you before flowing seamlessly onto a private balcony, creating the perfect setting for both relaxation and entertaining.
- The stylish, modern kitchen features stainless steel appliances, ample cabinetry, generous stone top bench space, and built-in pantry, providing a wonderful space for home cooks to enjoy.
- The sun-drenched, carpeted bedroom features a spacious built-in

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.

 **LJ Hooker**

robe, complemented by a beautifully appointed bathroom with integrated laundry.

- Additional highlights include downlights throughout, a combination of elegant carpet and tiling underfoot, split-system air conditioning unit in the living/dining/kitchen zone, and a single car park.

The Point of Interest

Ideally located in the heart of Sunshine, a mere 14km (approx.) from Melbourne's CBD, this apartment places residents within walking distance of Sunshine Marketplace, Hampshire Road shopping and dining precincts, cafes, essential services, and all the conveniences the lively inner-west has to offer. Excellent public transport options are close by, including Sunshine Train Station, providing easy access to the CBD and surrounding suburbs. The area is also well-served by local schools including zoned Sunshine Primary and Sunshine College, plus Victoria University, Sunshine Hospital, and a range of parks and recreational facilities. With major road links nearby and a strong sense of community, this location delivers unparalleled accessibility and a sophisticated lifestyle.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based is on www.findmyschool.vic.gov.au as of 12/01/26.

MORE DETAILS

Property ID 2HV3HGH
Property Type Apartment

Mac Naidoo 0452 516 565

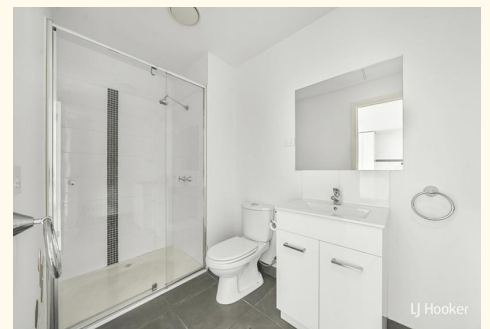
Sales Executive | mac.naidoo@ljhooker.com.au

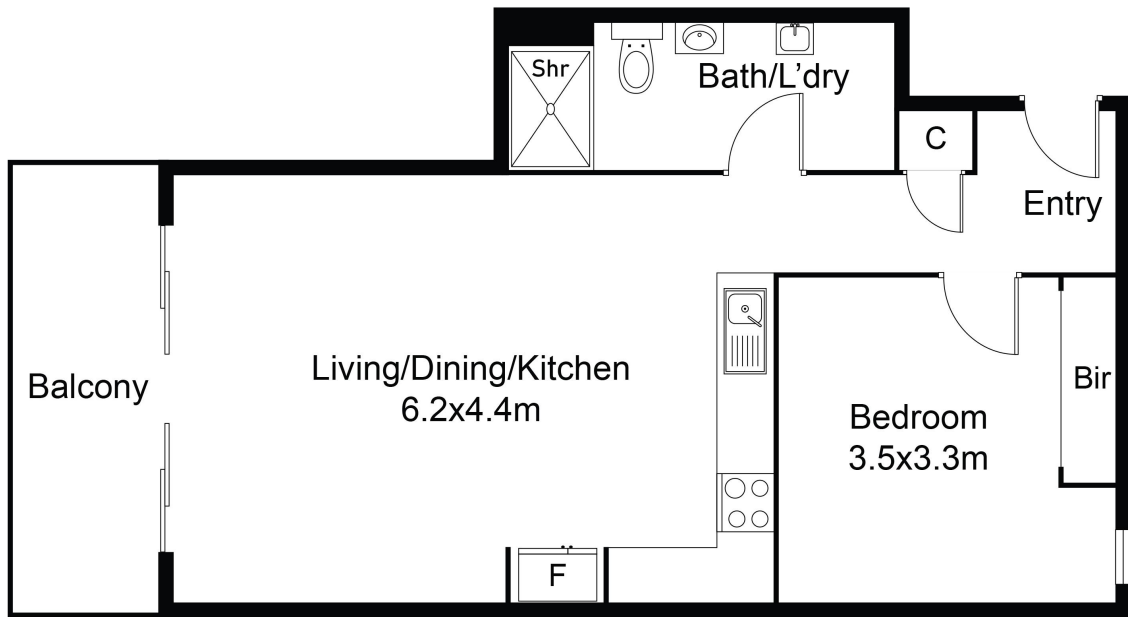
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