

G02/11 Champa Road, Sunshine West




Fabulous Ground-Floor Apartment with Outdoor Retreat

The Property

Welcome to G02/11 Champa Road, Sunshine West. A fabulous ground-floor apartment that combines modern design, natural light, and low-maintenance appeal. Showcasing a well-designed open-plan layout, it features spacious living and dining zones that connect seamlessly with the kitchen, enhanced by quality finishes throughout. Perfectly located close to local shops, transport links, and green open spaces, this property presents an outstanding opportunity for first-home buyers, downsizers, or investors.

The Point of Difference

- The open plan living and dining area is enhanced by stunning glass doors that flood the space with natural light and highlight the apartment's modern design, complemented by custom-built cabinetry and shelving.
- The spacious bedroom includes mirrored built-in robe and plush carpet, while the modern bathroom features sleek tiling, an oversized shower, and mirrored cabinetry for excellent storage.
- A well-appointed kitchen features premium cabinetry, a glass splashback, and quality stainless-steel appliances including a gas cooktop and electric oven, designed with modern convenience in

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FOR SALE

\$300,000 - \$330,000

AGENTS

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- The courtyard flows from the living area and features a timber deck with built-in bench seating and a low-maintenance garden, offering a tranquil setting to relax outdoors.
- Additional highlights include split-system heating and cooling, quality window furnishings, accommodation for one car, and additional full-height cupboards providing excellent storage space.

The Point of Interest

Positioned within the vibrant Callaway Estate, this apartment delivers exceptional lifestyle convenience with everything you need close by. Enjoy easy access to Sunshine Marketplace for shopping, dining and entertainment, while Sunshine Hospital and fitness centres are only moments away. Families will appreciate zoning to Ardeer South Primary School and Sunshine College. Stroll to Callaway Park Reserve or explore the nearby Kororoit Creek Trail and Ainsworth Reserve for open green spaces and outdoor recreation. Public transport options including Sunshine Station provide direct access to the Melbourne CBD, while the Western Ring Road and major arterials ensure effortless travel. A location that perfectly balances amenity, accessibility and a relaxed community atmosphere.

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 on www.findmyschool.vic.gov.au as of 09/10/25.

MORE DETAILS

Property ID 2HCFHGH
Property Type Apartment

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