



Since 2007



### 97 Cumberland Street SUNSHINE NORTH VIC

3 1 2

#### Top Location! Rare Opportunity!

Exclusively nestled in the premium locale with all convenient amenities; just a stroll to schools, public transport, Shops on Berkshire & Northumberland Road, Sunshine shopping Centre, Victoria University and Quang Minh Temple. This property offers a terrific value of convenient living in a superb location.

Set on an impressive block of 633m<sup>2</sup> (approx.) with a wide driveway of 3.2m (approx.), which allows an owner to retain the house and sub-divide (S.T.C.A). A great potential for redevelopment.

This lovely home presents:

3 bedrooms (two with B.I.R)

Modern central bathroom

Updated kitchen with meals

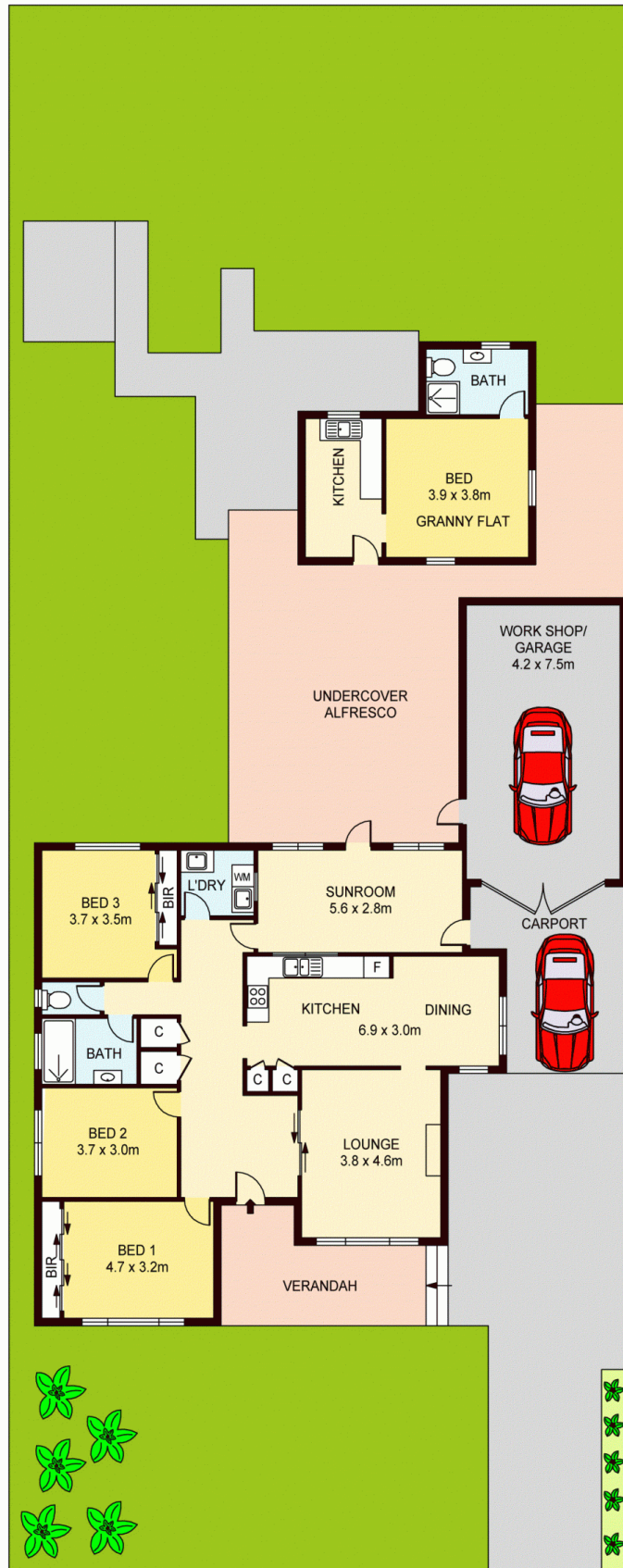
A formal lounge with hardwood floor boards

**Land Size** : 633 sqm

**View** : <https://www.abcrealestateagent.com.au/sale/vic/west/sunshine-north/residential/house/5695341>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

Area	M <sup>2</sup>
Living	136
Garage	31
Flat	28
<b>Total</b>	<b>195</b>

97 Cumberland Street, Sunshine North