



1/31 Sullivans Road Moonee Beach, NSW 3 2 1

### Moonee Beach Living!

Don't miss this great opportunity to secure this modern and spacious 3 bedroom freestanding villa in Moonee Beach next to the fabulous Moonee Market Shopping Centre.

This light & bright villa features 3 bedrooms all with built-in robes, main bedroom with ensuite, open plan living and dining area, functional kitchen with gas cooktop, dishwasher & plenty of cupboard space. There is also a covered entertaining area, remote single lockup garage with store room and a fully fenced yard.

Situated minutes to beautiful beaches, Moonee reserve, Moonee Tavern and opposite Moonee Market Place with all the cafes, restaurants, shops (Coles and Aldi) and health/medical/dental facilities being only a short walk away.

This well positioned & conveniently located villa is ready for you to move in and enjoy the ideal lifestyle Moonee Beach has to offer.

**Price:** \$765,000  
**Council Rates:** \$598.00 p/q  
**Strata Rates:** \$568.75 p/q



**Shane Brooks**

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Moonee Beach



INTERNAL : 115.2 m<sup>2</sup>  
EXTERNAL : 7.5 m<sup>2</sup>



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.