



**11 Kathleen Court Sunshine VIC**

4 2 3

Nestled within a tranquil court, this extraordinary double-storey brick home offers timeless appeal. Ideally situated, it boasts close proximity to public transport, Sunshine Shopping Centre, cinemas, and more.

**Price** : \$ 1,160,000  
**Land Size** : 630 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine/residential/house/7709561>

**Ground Floor:**

Step into a capacious family area, complemented by a separate well-equipped kitchen, dining space and spacious bedroom. Additional amenities include a laundry, bathroom, and an expansive backyard with private access for your convenience. The outdoor entertainment area is nestled within meticulously landscaped gardens.



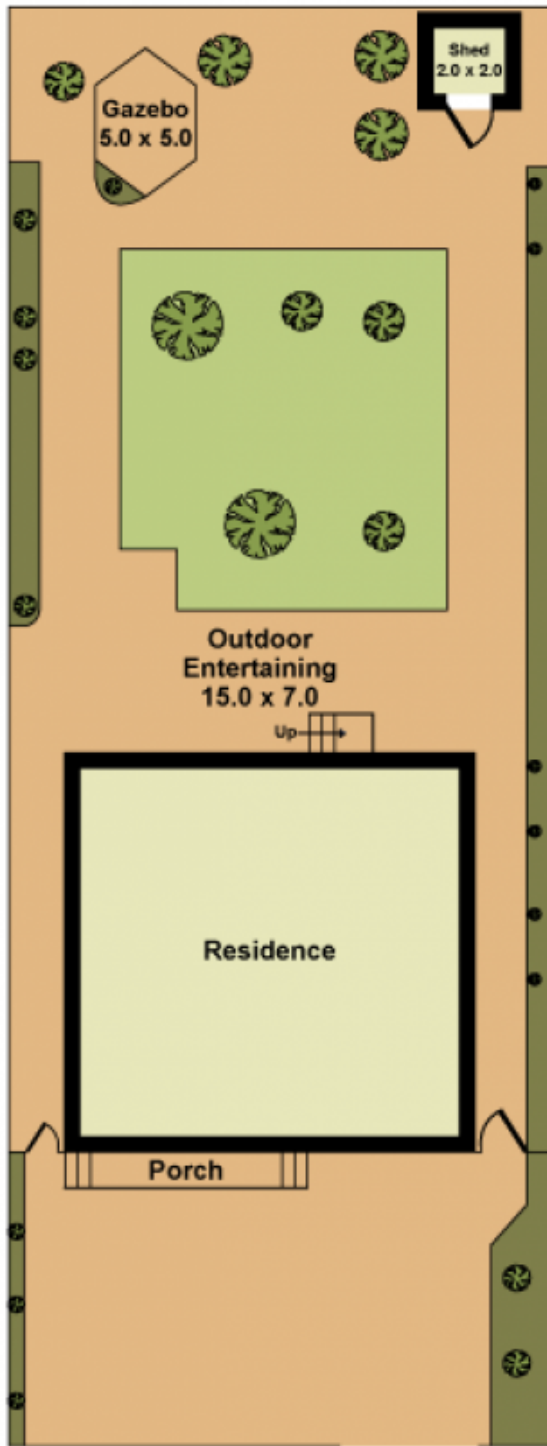
**Francis (thanh) Vuong**  
03 9313 7888



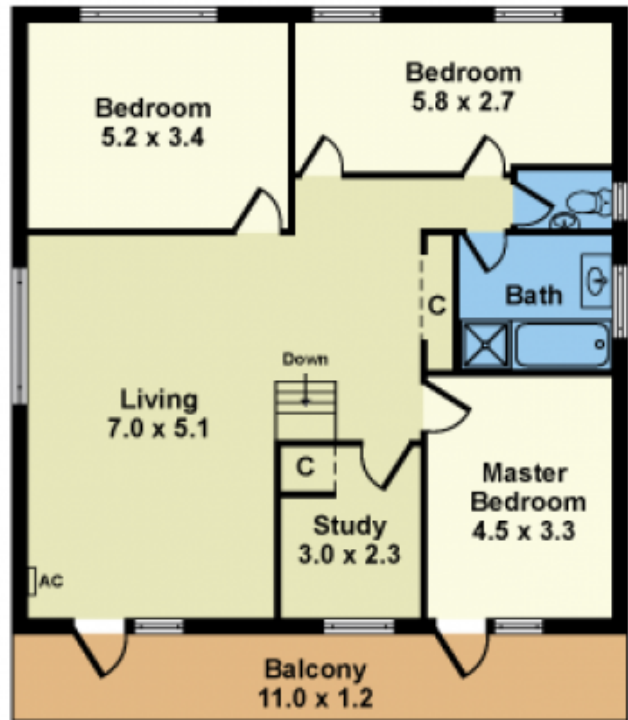
**Peter Kay**  
03 9313 7888

**Upper Floor:**

Discover three generously sized bedrooms featuring built-in



SITE PLAN



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.