

20 Balbethan Dr, Sunbury, VIC, 3429

AREA SPECIALIST

Acreage Semi-rural For Sale

Monday, 28 October 2024

20 Balbethan Dr, Sunbury, VIC, 3429

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Acreage Semi-rural



Adam Elsherif
0413222069

Medium-density PSP approved residential development.

Exclusively listed by Area Specialist Sunbury, we are proud to present to you 20 Balbethan Dr, Sunbury.

We are calling all Developers and investors to pay attention to one of the few remaining medium-density residential developments in Sunbury North (Lancefield Rd PSP). Offering 2.5 acres of prime development land.

the property presents limitless opportunities with potential subdivision into 25 Lots (STPA) Or Childcare center/ medium-density townhouses, in addition to small lots subdivision. as now Balbethan Road upgrade and intersection with Lancefield Rd starting as part of access to Kimeberly estate the development of 20 Balbethan Dr can commence sooner than ever.

A rare opportunity presents itself to capitalize on this development project in one of the fastest growing areas of Melbourne, as Sunbury is anticipated to grow by 125% by 2041, this's the right time to get in now and secure your next development project. Whether you are thinking of developing now or in the future to maximize your ROI.

The property is situated in a strategic pocket of Sunbury's newest growth corridor, right next to the Villawood land sales office and mixed-used development featuring a future supermarket, convenience stores, fast food, gym, medical center, and pharmacy. Neighboring Kimberley Estate gives you easy access to future sewerage lines to speed up your development process and minimize your development cost. Kimberley estate is at stage5 land sales.

It's within walking distance to the future Sunbury North train station, future shopping center, Govt and Non-Govt schools, future hospital/TAFE, Parklands, and sports ovals at future neighboring developments (Jinding development with 1000lots, Mondous estate 850lots). Short drive to Goonawarra Golf Club, Goonawarra Primary, and Sunbury Town.

In addition to the land value, the property includes a high-quality four-bedroom, Three-bathroom home with a double-car garage that has been converted into a cinema room, a central kitchen with an island stone benchtop, ample storage, and top-of-the-range kitchen appliances for the home chef to cook the family's favorite meal. the house has 4 separate living zones for growing families, and a separate home office if you choose to skip the commute to the office and work from home.

Step outside for morning coffee and enjoy the breeze of the country's fresh air and serenity.

so, rest assured you will generate a great rental income as you proceed with your development project.

Key features.

Medium density development.

100% Usable land.

Circa 25 Lots (STPA).

Town water connected.

2x 33,500 litre water tanks.

Extensive shedding 21x11 meters with office space.

Basketball court.

15 min drive to Melbourne Airport.

40 min drive to Melbourne CBD.

For more details, please get in touch with Adam Elsherif on 0413 222 069

A photo ID must is required at all inspections and inquiries.

Due diligence checklist - for home and residential property buyers - www.consumer.vic.gov.au/duediligencechecklist.

DISCLAIMER: 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. we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information