



DEVELOPMENT OPPORTUNITY IN APPROVED PSP



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15 Balbethan Drive, Sunbury

Sold

Raine&Horne Land Victoria is proud to present this outstanding opportunity at 15 Balbethan Drive, Sunbury—a remarkable property spanning approximately 3.3 acres. This prime piece of real estate offers a host of features that make it an exceptional investment in Sunbury's thriving landscape.

Key Features:

- **Development Potential:** Unlock the potential to yield up to 25 lots approx. (Subject to Council Approval – STCA), making this property a developer's dream.
- **Strategic Location:** Situated just 35 minutes approx. from Melbourne CBD, this property offers easy access to the city for work or leisure.
- **Proximity to Melbourne Airport:** Only approx. 20 minutes away from Melbourne Airport, it ensures convenient travel options.
- **Convenience Shopping:** A short 10-minute drive to Sunbury Square provides access to a variety of retail and dining options.
- **Prime Acreage:** This property boasts approximately 3.3 acres of land, providing ample space

Property ID: L24677306

Property Type: AcreageSemi-rural

Garages: 2

Land Area: 3.3 acres

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for various development possibilities.

- Proximity to Major Developers: This property is in close proximity to major developers in the area, including Villawood, Mondous property group, Jinding, and Moremac, making it a strategic investment opportunity.
- Lancefield Road PSP: As part of the Lancefield Road Precinct Structure Plan (PSP), which designates 530.99 hectares approx. for residential use within a total area of 1095.33 hectares approx. , this property presents a golden opportunity for investors.
- Local Convenience Center: The planned Local Convenience Centre at Balbethan Drive will cater to a range of convenience retailing, health services, community amenities, and more, enhancing the quality of life for residents.
- Excellent Schools: Close proximity to renowned schools including Goonawarra Primary School, Sunbury College, and Salesian College Sunbury ensures top-quality education.
- Residence: The property includes a comfortable 4-bedroom house with 2 bathrooms and access to town water.
- Two-Car Garage: A spacious two-car garage adds to the practicality of the property.

The Vendors will consider a genuine, reasonable offer.

Due Diligence Checklist -

<http://www.consumer.vic.gov.au/duediligencechecklist>

For further details,

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DISCLAIMER: All stated dimensions are approximate only and all photos are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.