



150 Settlement Road West, Sunbury

Rare 22.5-Acre Lifestyle Property with Space, Sheds & Endless Potential

Set across approximately 22.5 acres (around 9 hectares), 150 Settlement Road West presents a rare opportunity to enjoy a true country lifestyle while remaining within easy reach of Sunbury and everyday amenities.

Privately positioned at the end of a long, tree-lined driveway, the property offers an impressive sense of space from the moment you arrive. Surrounded by established trees, expansive open paddocks and landscaped grounds, this is an ideal opportunity for families, horse enthusiasts or those simply looking for room to spread out and enjoy peaceful acreage living.

The spacious single-level residence has been freshly painted throughout with newly redone flooring, giving the home a bright and refreshed feel. Inside are four generous bedrooms, two bathrooms, two large separate living areas and a dedicated dining space, providing plenty of flexibility for larger families or those wanting additional living, entertaining or work-from-home areas.

4  2  4 

FOR RENT
\$1,000 wk

VIEW
By Appointment

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 **LJ Hooker**

The central kitchen offers extensive cabinetry, generous bench space and excellent functionality, connecting conveniently with the surrounding dining and living areas. Large windows throughout the home allow plenty of natural light while capturing views across the surrounding grounds.

Comfort is well catered for year-round, with ceiling fans throughout the home, a split-system heating and cooling unit in the main living area, and a charming wood-burning fireplace in the second living space, creating a warm and inviting atmosphere during the cooler months.

Outside is where this property truly sets itself apart. The approximately 22.5-acre holding provides extensive open space, offering exciting possibilities for those seeking an equestrian or rural lifestyle. The expansive grounds may be suitable for horses and other lifestyle uses, subject to suitability and any necessary approvals.

There are approximately nine sheds and outbuildings of varying sizes across the property, providing an exceptional amount of additional storage and flexibility for equipment, machinery, tools or other permitted uses.

Vehicle accommodation is equally impressive, with two separate double garages featuring drive-through access, allowing vehicles to enter from the front and continue through to the other side. Combined with the extensive driveway and generous open areas, the property provides excellent accessibility and space for multiple vehicles.

A covered area near the main entrance provides additional sheltered access, while the driveway configuration allows vehicles to conveniently travel around and return towards the property's entrance.

Adding further to the property's country charm is a picturesque pond surrounded by established gardens and mature trees, creating a peaceful setting that complements the extensive green space and rural outlook.

Despite its tranquil acreage surroundings, the property remains conveniently positioned with Sunbury's shopping, schools, train station and everyday amenities within easy reach, while access to the Calder Freeway provides connectivity towards Melbourne Airport and the CBD.

Offering an exceptional combination of space, privacy and versatility, 150 Settlement Road West is a rare opportunity to secure a substantial lifestyle property for rent. Whether you're seeking room for the family, space for horses, extensive storage or simply the freedom of acreage living, this property offers enormous potential in a peaceful rural setting.

MORE DETAILS

Property ID DRJ12
Property Type House
Including Toilets (2)

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