



20 Balbethan Drive, Sunbury

The Ultimate Family Lifestyle on 2.5 Acres

Set across approximately 1.01 hectares (2.5 acres), this impressive family residence offers an exceptional combination of space, privacy and relaxed lifestyle living. Surrounded by beautifully established gardens and expansive grounds, the property provides plenty of room both inside and out while remaining conveniently connected to everything Sunbury has to offer.

Upon entering, you are welcomed by a spacious and inviting interior, with high ceilings, large windows and a combination of timber, tiled and carpet flooring throughout. The thoughtfully designed floorplan offers multiple living zones, beginning with a generous formal lounge, providing a comfortable and separate space to relax.

Moving further through the home, the expansive family living and dining area forms the central hub, with large windows capturing beautiful views across the established gardens. A wood-burning fireplace adds warmth and character to the space, while heating and cooling throughout the home provides year-round comfort. Adding another impressive dimension to the home is the dedicated cinema/theatre room. Generously proportioned and designed for entertaining, this space features a ceiling-mounted projector, built-in ceiling speakers, split-system heating and cooling and large sliding

4 2 8

FOR RENT

\$920 wk

VIEW

By Appointment

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glass doors opening directly to the outdoor area, making it the perfect setting for movie nights or an additional separate retreat.

At the heart of the home is the beautifully updated kitchen, overlooking the main family and dining areas. Designed with both style and practicality in mind, it features stone benchtops, extensive cabinetry, a large central island with breakfast bar, herringbone tiled splash back and quality stainless-steel appliances, along with excellent bench and storage space.

Accommodation comprises four generous bedrooms, with the main bedroom featuring a walk-in robe and private ensuite. The remaining bedrooms are complete with built-in robes, providing excellent storage, while the home is further serviced by two additional bathrooms. One of these bathrooms offers the added luxury of a large corner spa bath, creating the perfect place to unwind. A separate laundry with built-in cabinetry, bench space and external access, complemented by a conveniently positioned powder room, adds further practicality to the home.

Outside, the property continues to impress with a large, covered verandah and outdoor entertaining area, providing plenty of room for outdoor dining and entertaining while overlooking the peaceful surrounds. The expansive grounds feature beautifully established gardens, mature trees, stone retaining walls and pathways, creating a private and picturesque setting.

Further enhancing the property is the impressive 21m x 11m shed with office space, providing an exceptional amount of additional storage and versatility and can also accommodate 8 cars. The grounds also feature a basketball area, large ornamental pond/water feature and two 33,500L water tanks, along with plenty of open space to enjoy. A sweeping driveway provides excellent access and ample off-street parking.

Positioned in a peaceful and established pocket of Sunbury, 20 Balbethan Drive offers the space and privacy of acreage-style living while keeping everyday conveniences within easy reach. Sunbury town centre, local shopping, cafés and restaurants, schools, sporting facilities and Sunbury Train Station are all readily accessible, with convenient road connections towards Melbourne Airport and the Melbourne CBD.

Additional Features

- Large corner spa bath
- Multiple spacious living zones
- Dedicated cinema/theatre room
- Ceiling-mounted projector and built-in ceiling speakers
- Updated kitchen with stone benchtops
- Large central island with breakfast bar
- Herringbone tiled splashback
- Quality stainless-steel appliances
- Wood-burning fireplace
- Heating and cooling throughout
- Split-system heating and cooling to the cinema/theatre room
- Ducted heating and evaporative cooling throughout
- Ceiling fans
- Combination of timber, tiled and carpet flooring
- Covered verandah and outdoor entertaining area
- Beautifully established and landscaped gardens
- Stone retaining walls and pathways
- Large ornamental pond/water feature
- Basketball area
- Approx. 21m x 11m shed with office space
- 2 x 33,500L water tanks
- Sweeping driveway with ample off-street parking

MORE DETAILS

Property ID DTJ12
Property Type House
Including Toilets (3)

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