



10 Rolling Meadows Drive, Sunbury

## Prestige Family Estate in a Prime Location

Serenity. Space. Sophistication.

If you're searching for the perfect blend of tranquil country living and modern convenience, look no further than 10 Rolling Meadows Drive. Set in one of Sunbury's most sought-after semi-rural locations, this stunning property offers 5 bedrooms, 3 living areas, and an impressive 2.14 acres, making it the ultimate lifestyle retreat.

Key Features:

- 5 Spacious Bedrooms, including a luxurious master suite with a double shower ensuite and walk-in wardrobe
- Expansive open-plan living spaces with hardwood timber flooring throughout
- 3 Separate Living Areas &ndash; perfect for growing families or entertaining guests
- Gourmet Kitchen with timber cabinetry, gas appliances, and a hidden butler's pantry for effortless cooking and entertaining

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**FOR SALE**  
\$2,100,000 - \$2,300,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Sunbury

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Outdoor Alfresco Area with weather blinds &dash; enjoy outdoor living all year round
- Landscaped Garden featuring mature fruit trees and plenty of space to create your own oasis
- Massive Shed (18.25m x 8.96m) &dash; perfect for storage, hobbies, or a workshop
- Double Car Garage with easy access and secure parking

#### Endless Potential for Lifestyle & Recreation!

This expansive property offers incredible potential to build your dream pool and even an additional shed, enhancing both the lifestyle and functionality of your space. Whether you're looking to create the ultimate outdoor oasis or need more room for storage and hobbies, the possibilities are endless.

#### Unmatched Convenience & Lifestyle!

Located just a 5-minute walk from the local park, this home offers the perfect balance of peaceful country living and accessibility to everything you need. You're within close reach of Goonawarra Primary and Sunbury College, ensuring that your family has access to quality education. Plus, with NBN Fibre to the Node and 5G mobile coverage, you'll stay seamlessly connected for work, play, or relaxation.

#### No Overlays, Just Peace of Mind!

Rest easy knowing there are no bushfire, flood, or heritage overlays on the property, offering you peace of mind in a safe and serene environment.

Whether you're looking to renovate, build your dream home, or simply move straight in and enjoy, this property offers limitless potential. The possibilities are endless at 10 Rolling Meadows Drive, where your dream lifestyle awaits.

### MORE DETAILS

Property ID	7KJ12
Property Type	House
Land Area	8663 m2
Including	Toilets (3)

#### Adam Elsherif 0413 222 069

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#### LJ Hooker Sunbury

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