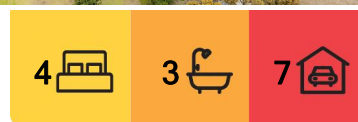




## Sunbury, 20 Balbethan Drive

Medium-density residential development (PSP Approved)

PSP-Approved Residential Development. Calling all Developers and investors to pay attention to one of the last remaining residential developments in Sunbury North PSP, offering 2.5 acres of prime development land. The property presents limitless opportunities, including subdivision into 24 Lots Or a Childcare center in addition to 20 housing lots. Neighboring Kimberley Estate will give you easy access to future sewerage lines to speed up your development process and minimize your costs. The property is situated in a strategic pocket neighboring future convenience stores, a fast food restaurant, a gym, a medical center, and a pharmacy. It's within walking distance to the future Sunbury North train station, future shopping centers, Govt and Non-Govt schools, future hospital/TAFE, Parklands, sports ovals, and much more. In addition to the land value, the property includes a high-quality four-bedroom, Three-bathroom family home with a double-car garage. Step outside for morning coffee and enjoy the breeze of the country's fresh air and serenity. Key features. Medium-density development. 100% Usable land. Circa 24 Lots (STPA). Town water connected. Easy access to future sewerage. 2x 33,500 liter water



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/6CJ12](http://ljhooker.com.au/6CJ12)

**Contact**  
**Adam Elsherif**  
0413 222 069  
[adame@ljhooker.com.au](mailto:adame@ljhooker.com.au)

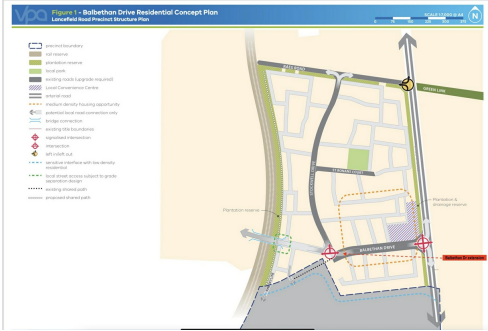


**LJ Hooker Sunbury**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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 069A 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](http://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

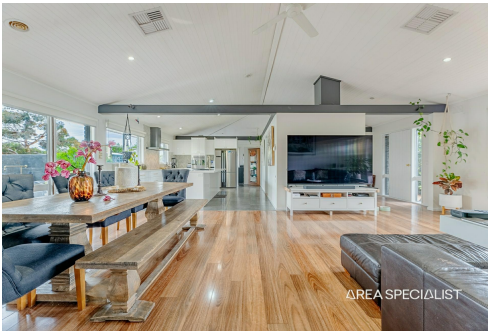


## More About this Property

Property ID	6CJ12
Property Type	House
Land Area	10117 m2
Including	Toilets (3)

**Adam Elsherif 0413 222 069**  
Director/OIEC | [adame@ljhooker.com.au](mailto:adame@ljhooker.com.au)

**LJ Hooker Sunbury**  
Shop 12, Sunbury Square Shopping Centre, 2-28 Evans Street, SUNBURY VIC 3429  
[sunbury.ljhooker.com.au](mailto:sunbury.ljhooker.com.au) | [sunbury@ljhooker.com.au](mailto:sunbury@ljhooker.com.au)



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