



40 Lollipop Crescent, Sunbury

Brand New Premium and Spacious Home in the high demand Kingsfield Estate

SOLD OFF MARKET !!

Multiple Buyers missed out ! Sell yours with Krishnaa and Team LJ Hooker.

Welcome to 40 Lollipop Crescent.

An impeccable property that perfectly marries comfort and quality, ready to be your family's next joyful home. Let's chat about what makes this house a gem!

- Generous Land Area of 448sqm: Enjoy outdoor fun in your easily manageable yard.
- Built size of 278 sqm
- Premium quality Mimosa Home with 7 year structural warranty

Property Key Features:

- 4 Spacious Bedrooms: Plenty of room for everyone to have their own space.
- 3 Modern Bathrooms: Excellent finishes for both style and

4 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Sunbury

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.



function—you'll love the convenience! Each room with private access to the Toilet

- Spacious open plan living
- Dedicated Theater Room
- Ducted Air Conditioning: Stay cool in summer and warm in winter—your comfort is guaranteed.
- Alarm System: Feel secure in your own space, day and night.
- Built-In Robes: Simplify your life with ample storage that's stylish and discreet.
- Double Garages: Parking is a breeze with room for two cars—plenty of space for bikes, outdoor gear, and more!

Outdoor Delight:

- Kick back and relax in the perfectly landscaped private yard—ideal for weekends spent entertaining or simply enjoying the sunshine.
- Covered outdoor seating area, designed for rain-or-shine enjoyment!

Location Features:

- Positioned in the fast-growing Kingsfield Estate in Sunbury, this home enjoys excellent convenience.
- Local primary and secondary schools (approx. 5–10 minutes' drive)
- Approx. 15 minutes to Melbourne Airport
- Approx. 35 minutes to Melbourne CBD via the Calder Freeway
- Upcoming Kingsfield Shopping Centre adding strong future growth potential
- Upcoming Salesian College New campus

This is a thriving pocket of Sunbury where lifestyle and long-term value go hand in hand.

This home isn't just a property; it's a lifestyle waiting to be embraced. Contact us today to schedule a tour and experience all that this marvelous home in sunny Sunbury has to offer. Your dream home is just a visit away!

See the link below for an up-to-date copy of the Due Diligence Check List: <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>

DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

MORE DETAILS

Property ID	ARJ12
Property Type	House
House Size	278 m2
Land Area	448 m2
Including	Ducted Cooling
	Ducted Heating
	Toilets (4)
	Alarm
	Intercom
	Dishwasher
	Built-in-Robes

Krishna Tripathi 0470 278 363

Negotiator & Advisor | KrishnaT@ljhooker.com.au

Adam Elsherif 0413 222 069

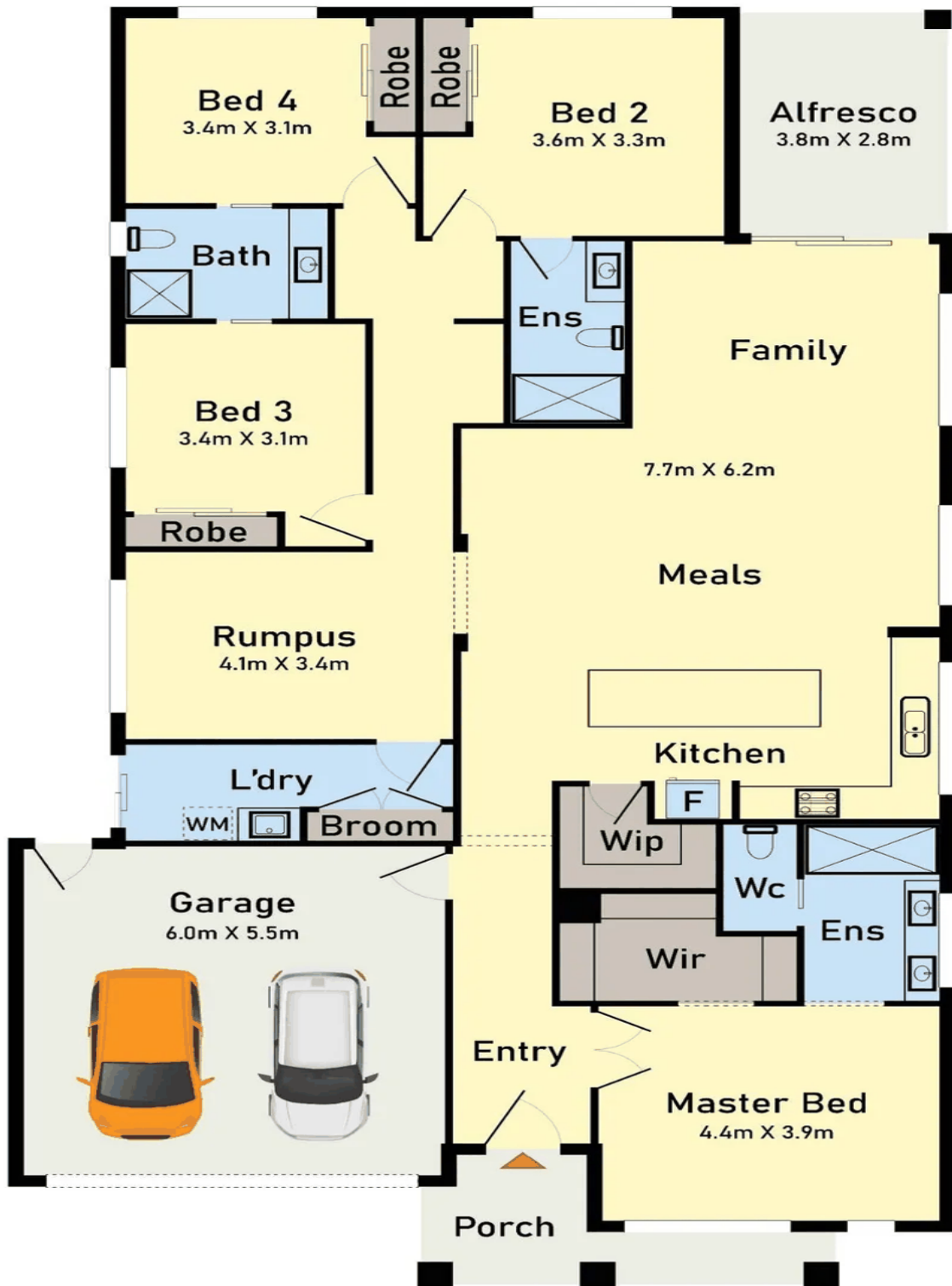
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 **LJ Hooker**