

**15 Barrington Lane, Sunbury, Vic 3429**

**SaleByHomeOwner**  
.com.au

**House For Sale**

Saturday, 15 June 2024

15 Barrington Lane, Sunbury, Vic 3429

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House



Sale By Home Owner  
1300609392

## Expressions of interest

The phone enquiry code for this property is - 6155 This 5-acre (approx) property in Sunbury presents a unique and lucrative investment opportunity. With its prime location, existing residence, and potential for thoughtful subdivision, it is well-positioned to attract developers and future homeowners alike. The combination of accessibility, natural beauty, and modern amenities ensures that this development project offers excellent potential for capital growth and community creation.

**Strategic Location**  
**Proximity to Melbourne International Airport:** Just 20 minutes away, making it highly convenient for frequent travelers.  
**Access to Melbourne CBD:** Only a 35-minute drive, ensuring easy access to the city's amenities and employment hubs.  
**Nearby Facilities:** Close to schools, childcare, recreational facilities, shopping centers, and public transport options (both bus and train, including VLine & Metro), enhancing the appeal for families and professionals.

**Property Details**  
**Size and Topography:** 5 Acres (approx.) of Flat Terrain: Simplifies the development process and reduces grading and excavation costs.  
**Potential for Subdivision:** Allows for the creation of 2000sqm lots, appealing to modern homeowners who seek space and convenience.  
**Existing Residence:** 4-Bedroom, 2-Bathroom House: Double garage, single carport, study, dual living, separate shed.  
**Rental Income Potential:** Can be let out during the planning phase, providing an immediate revenue stream.  
**Subdivision Opportunity:** Can be subdivided off onto its own title (Subject to Council Approval - STCA), adding flexibility to the development plan.

**Development and Investment Potential**  
**Community Development:** Ideal for crafting a residential enclave that balances natural beauty with modern living.  
**Capital Growth:** Sunbury offers tremendous value for money and excellent capital growth opportunities, making this a smart investment.  
**Thoughtful Design:** The existing structure adds character and can be incorporated into the overall development, offering diverse housing options. Don't miss out on this exceptional development opportunity at 15 Barrington Lane, Sunbury. Contact us today for further information and explore the full potential of this prime real estate investment.