

**5 Barrington Lane, Sunbury, Vic 3429**

**AREA SPECIALIST**

**Other For Sale**

Tuesday, 12 December 2023

5 Barrington Lane, Sunbury, Vic 3429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: Other**



Adam Elsherif

0413222069

## Residential Development opportunity.

Area Specialist Footscray is proud to present to you a Prime Development property with limitless potential. The Brief: Rest 4/ Shower 2/ Parks 2 and Plays on 5 Acres. It's Addressed: 5 Barrington Lane, Sunbury 3429. Welcome to a rare and lucrative investment opportunity nestled on 5 expansive acres of pristine land. This development property is an opportunity for a Developer who's looking for a simple development project with a quick turnaround, the property can be developed into half-acre Lots keeping the character and the charm of country living while you are only minutes away from the bustling shops and amenities.

**Key Features:**

1. **Strategic Location:** Situated on flat terrain, the property enjoys a prime location that combines tranquillity with accessibility. It provides an ideal canvas for crafting a residential enclave that seamlessly blends with the surrounding natural beauty.
2. **Generous Size:** Spanning 5 acres, the property provides ample space for thoughtful subdivision. This allows for the creation of 2000sqm lots, catering to the modern homeowner's desire for a balance between space and convenience.
3. **Existing 4-Bedroom House:** A unique aspect of this development is the inclusion of a well-appointed 4-bedroom house. This pre-existing structure not only adds character to the property but also presents the possibility of incorporating it into the development plan, providing a diverse housing option within the community. The level topography of the land simplifies the development process, minimizing grading and excavation costs. This, in turn, facilitates a smoother construction process for the envisioned residential lots.
4. **Investment Potential:** Given the demand for well-planned, residential developments, this property represents a solid investment opportunity. The combination of thoughtful design, a prime location, and the inclusion of an existing residence makes it an attractive proposition for both developers and future homeowners.

For more details or to book your private inspection, please contact Adaam Elsherif on 0413 222 069. (Photo ID is required at all open for inspection)

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 inquiries to verify the information.