

# 58 Balmoral Circuit, Sunbury, Vic 3429



## House For Sale

Saturday, 15 June 2024

58 Balmoral Circuit, Sunbury, Vic 3429

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1155 m2**

**Type: House**



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## **\$1,100,000 - \$1,200,000**

Seamlessly blending extraordinary scale with exceptional functionality to create a rare haven for families and entertainers alike, this amazing residence on a generous 1155m<sup>2</sup> (approx.) allotment in the prestigious Strathearn Glen Estate embodies a lifestyle of grandeur, comfort, and togetherness. Built by renowned Dan Hall Homes, the home boasts a whopping six bedrooms and three bathrooms, spread thoughtfully across three sensational levels. This layout offers unique versatility, ensuring each family member has their own space to relax and unwind. The sophisticated interiors have been updated in perfect balance with the existing high ceilings, rosettes, and ornate cornices, while polished hardwood flooring and rich pile new carpet create a sense of warmth. Multiple living and entertaining areas cater to every mood, from the formal lounge featuring a federation-style fireplace to the living, open-plan dining, and kitchen – complete with a wall oven/grill, a 4-zone cooktop, dishwasher, a walk-in pantry, and a dedicated island servery. The upper level captures leafy district views and comprises a retreat, four spacious bedrooms, including a main bedroom with a luxurious walk-in robe and ensuite, and a central bathroom. All bathrooms have been meticulously updated to spa retreat standards, featuring frameless glass showers, heated towel rails, brushed brass fixtures, Corian vanities, and backlit mirrors. With a bathroom on the upper and lower levels, convenience is paramount. Outside, an expansive decked pergola overlooks the sweeping grounds featuring a lovely paved entertaining area, a fire pit, and lawned area of amphitheatre proportions – perfect for hosting gatherings of all sizes. This exceptional property also boasts an integrated remote-controlled double garage with a rear roller door to additional parking, a utility room, hydronic heating, evaporative cooling and under-house storage. Lush landscaping completes the picture, creating a sense of complete privacy. Delivering sheer scale and an unparalleled lifestyle of convenience, it's close to St Anne's and Killara primary schools, Sunbury and Salesian Colleges, childcare services, bus services, Sunbury township shops/cafés/train station, and Calder Freeway access.