

**80 Settlers Way, Sunbury, Vic 3429**



**House For Sale**

Friday, 14 June 2024

**80 Settlers Way, Sunbury, Vic 3429**

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



Ricardo Rodrigues  
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Stefan Stella  
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## EOI - \$2,700,000 - \$2,900,000

Beautifully appointed and meticulously detailed, this fully-renovated Tudor-style residence offers an unparalleled family environment of luxury and versatility surrounded by 11,500 sqm (approx 2.85 acres) of highly usable land - all easily commutable from the city by car or V/Line train. Situated in an exclusive Emu Bottom cul-de-sac, the home itself showcases a large master bedroom with its own dressing room and luxurious ensuite, as well as 3 additional bedrooms, second ensuite, main central bathroom and guest powder room. Enhancing its fine family credentials is the inclusion of a formal lounge with open fireplace, vast living room and separate dining area (both with wood heaters) complemented by a chef's kitchen complete with high-end Electrolux cooking appliances and butler's pantry/second kitchen with dual sinks and Miele dishwasher. Filled with natural light, this residential showpiece also includes split-system heating/cooling, solar power and FTTP broadband connection, along with a modern laundry and excellent storage options throughout. Step outside to discover a large entertaining deck with picturesque views, fully-tiled 70,000L pool, gymnasium, workshop, 50+ fruit trees and an extensive irrigation system, plus the added advantage of a fully self-contained apartment (incl. kitchen and bathroom) and double carport via the circular driveway. Enjoy the tranquillity of a rural lifestyle while still retaining convenient suburban connections with the best of Sunbury just a few minutes down the road including sought-after schools, train station, popular eateries, shops and supermarkets. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.