

## 28 Balmoral Circuit Sunbury VIC

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Set on approximately 1224m<sup>2</sup> in Sunbury's most sought-after Strathearn Glen Estate, this beautifully presented family home delivers space, comfort, and a lifestyle enhanced by stunning established gardens.

**Price** : UNDER CONTRACT BY TEAM YPA  
**Land Size** : 1224 sqm  
**View** : <https://www.ypa.com.au/8689071>

Designed with a spacious and functional floorplan, the home offers multiple living zones ideal for growing families or those who love to entertain. At the heart of the home is the light-filled open plan kitchen and dining area, featuring stone benchtops, an island bench, ample cupboard space, gas cooktop, oven, dishwasher, and a double pantry, perfectly designed for both everyday living and entertaining. Two separate living areas provide flexibility, with one enhanced by an open cosy fireplace and split system air conditioner for year-round comfort.



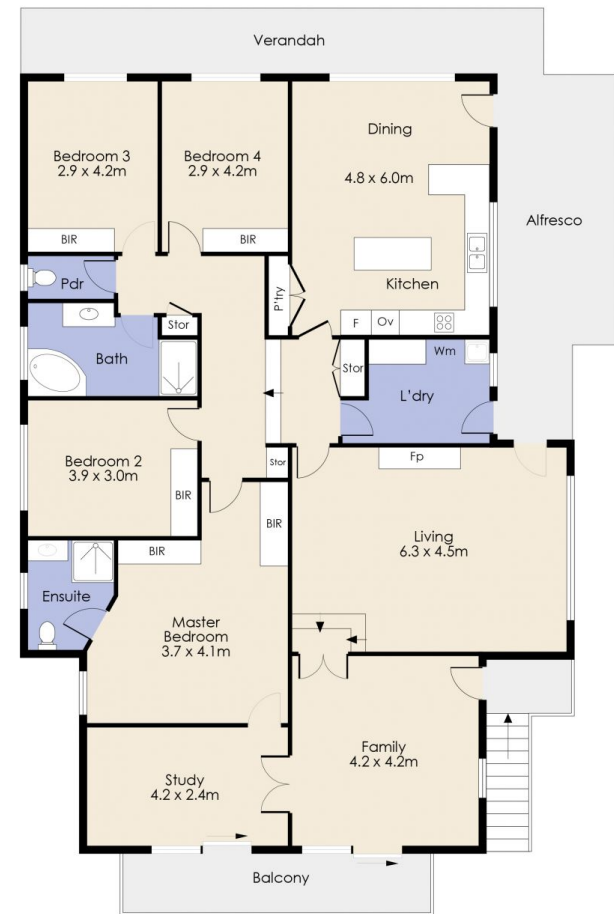
**Lisa Totaro**  
0410 144 215



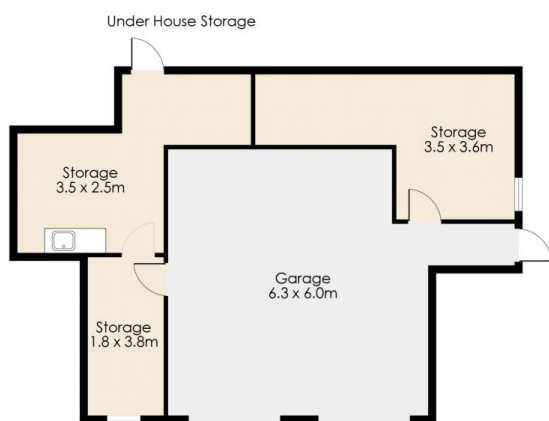
**Cassandra Doria**  
0497 972 028

The accommodation is well-appointed, comprising a master

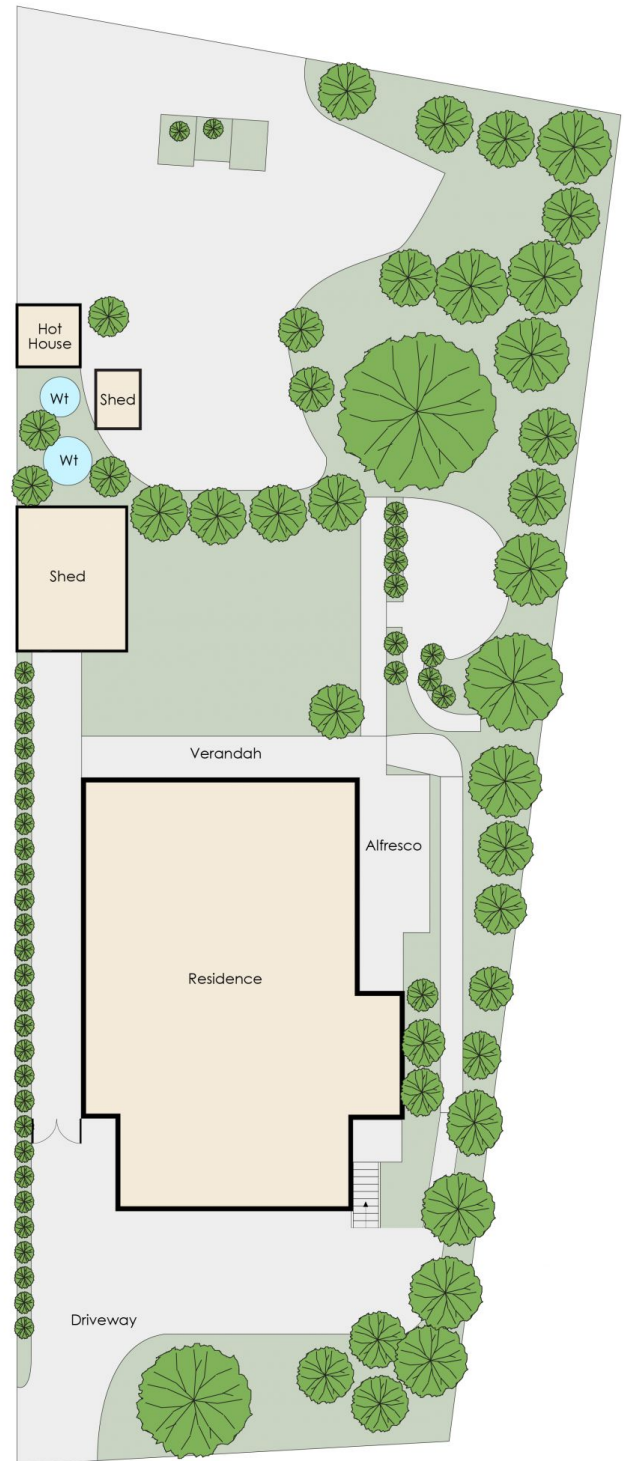
# 28 Balmoral Circuit, SUNBURY



Upper Level



Lower Level



Site Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.