









## 26 Balmoral Circuit SUNBURY VIC

WATCH VIDEO NOW! Set high up on the hills of Strathearn Glen Estate we have found an absolute ripper. With an amazing outlook and an overall great location, a smile will not come off your face from the front door to the back fence, with absolutely nothing to disappoint any astute buyer. Enjoy 2 separate step down living zones, beautiful cathedral ceilings in the family area, kitchen with adjoining meals with dishwasher and WIP, 3 bedrooms all with BIR's plus study/nook area, master with massive WIR and ensuite. It doesn't stop there! Outside, enjoy a beautiful entertainment area surrounded by magical gardens, and your very own three-quarter tennis court for fun and games. Additional Features Include: Ducted heating, evaporative cooling, ducted vacuum, DLUG on remote with ample workshop space, split driveway which provides side access. Call us today for your inspection!

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