



# FOR SALE

## 524SQM BLOCK IN SUNSHINE NORTH - BUILD YOUR DREAM HOME 13KM FROM CBD

Discover an exceptional opportunity to build your dream home on this generous 524 square meter block of land at 7 Dinron Close, Sunshine North, which comes with the added advantage of planning permit approval already in place. This prime residential allotment offers the perfect canvas for creating a custom-designed family residence in one of Melbourne's most culturally diverse and well-connected western suburbs, with the planning hurdles already cleared for your convenience.

Positioned in the heart of Sunshine North, this property places you just 13 kilometers from Melbourne's bustling Central Business District, making it an ideal choice for professionals seeking convenient city access while enjoying suburban tranquility. The established neighborhood boasts excellent infrastructure and community amenities that cater to modern family living, and with planning permit approval secured, you can move straight to the construction phase of your project.

- The generous land size provides ample space for:
- A substantial family home with room for gardens and outdoor entertaining
  - Multiple car accommodation including garage and driveway parking
  - Children's play areas and landscaped gardens
  - Potential for swimming pool and outdoor entertaining zones

Sunshine North is renowned for its vibrant multicultural community, where over 30 languages are spoken, creating a rich tapestry of cultures and cuisines. The suburb offers excellent educational opportunities with quality schools nearby, making it particularly attractive for growing families seeking educational excellence for their children.

Nature enthusiasts will appreciate the proximity to Brimbank Park, just a 4-kilometer walk away, and the scenic Maribyrnong River Trail perfect for cycling, walking, and outdoor recreation. The area is home to abundant native wildlife including rainbow lorikeets, cockatoos, and galahs, offering a connection to nature within the urban environment.

Transportation links are excellent with convenient access to public transport options connecting you to the wider Melbourne metropolitan area. Shopping and dining options abound, reflecting

0 BED | 0 BATH | 0 CAR

PRICE:  
\$680,000 - \$730,000

OPEN FOR INSPECTION:  
N/A



**Emily Bui**  
0403119990  
emily.bui@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

### East Elevation-A

scale 1:150 @ A3

### North Elevation-B

scale 1:100 @ A3

### West Elevation-C

scale 1:100 @ A3

### South Elevation-D

scale 1:100 @ A3

**ELEVATIONS**

**PROPOSED MATERIAL & COLOURS SCHEDULE:**

ITEM	STYLE	COLOR
Floor Cladding	Custom Deck	Colobond - Monument or Similar
Cladding & Panels	GLRD Profile	Colobond - Monument or Similar
Doors/Window Finishing	Square Profile	Colobond - Monument or Similar
A.C.C. - FNS	Render Finish	Colobond Shale grey or Similar
Composite cladding (FNS)	Neutral/Qualitative	Timber - RFS Bleve
Face Brickwork (FNS)	70mm Std	Austral - Elements - Graphite
A.C.C. cladding (FNS)	Lean Panel	Dalac - Olive White or Similar
Concrete and Balcony	All specified	Colobond - Monument or Similar
Window frame	Aluminium	Colobond - Monument or Similar

Colors are subject to change without notice and availability

**SAMPLE PALETTE:**

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**COLOURS**

**3D RENDERS**

**AMENDMENTS**

No.	Date	Description
1	12/01/2024	Initial design and construction details
2	12/01/2024	Revised design and construction details
3	12/01/2024	Revised design and construction details
4	12/01/2024	Revised design and construction details
5	12/01/2024	Revised design and construction details
6	12/01/2024	Revised design and construction details
7	12/01/2024	Revised design and construction details
8	12/01/2024	Revised design and construction details
9	12/01/2024	Revised design and construction details
10	12/01/2024	Revised design and construction details

**Important Notes**

- Contractor responsible for setting out and the installation of the building.
- Contractor to provide construction details.
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**3rd Dimension Developments**

Lot 15, No. 7 Dinnon Close  
Sunshine Nth. Vic. 3020

DATE: 02/02/24  
SCALE: As shown  
DESIGN: 3D  
DRAWN: N/A  
CHECKED: N/A  
DATE: 02/02/24  
PAGE: 6 of 9

DRAWING TITLE: Proposed 3 Storey Residence  
APPLICANT: 3rdDimension Developments  
ADDRESS: Lot 15, No. 7 Dinnon Close  
Sunshine Nth. Vic. 3020

7DIN  
TP5

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.