



Luddenham

11 4 2

Land Size : 30 Acres

View : <https://www.acreagesales.com.au/2471921>



Shane Brown
0246572166

The Golden Opportunity Has Arrived!

The opportunity is now, to secure approx. 30 acres (approx. 12.14 Ha) of prime elevated land with two homes and granny flat neighboring the residential estate of Luddenham Village. Currently zoned R5 Large Lot Residential with possible allowance for higher density into the future or perhaps lodging a rezoning application (subject to approval).

Centrally positioned in one of the biggest infrastructure spends in Australian history in the South-West Growth precinct with major micro and macro spending projects earmarked for the area such as Badgerys Creek International Airport, Sydney Science Park, Wonderland Theme Park, The Northern Road upgrade, new M12 Motorway, The South West Rail Link Extension and more.

Along with massive potential you also get two substantial homes. Home 1 is a beautiful ranch style home with 4 bedrooms, master bed is huge with large walk-in wardrobe and ensuite plus study. Beautifully presented kitchen adjacent to living area and formal lounge/billiard room. The extra-large garage has a storage room and external bathroom, a covered entertaining area and swimming pool.

Home 2 is your traditional 60's red brick home, which has been beautifully modernised with a recent renovation, consisting of 3 bedrooms and sunroom off the front and back of the house. Also boasting a newly constructed council approved 3 bedroom granny flat.

Both homes have outstanding views, come with large shedding and an external toilet. So much Real Estate, so much potential. The golden opportunity is NOW!

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.