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215 Willowdene Avenue Luddenham NSW

3 2 2

Price : Offers Above \$4,200,000

Land Size : 10.12 ha

View : <https://www.acreagesales.com.au/7167864>



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Predominantly clear, slightly undulating, beautiful premium land holding approx. 25 acres and currently zoned RU1-primary production. Situated in close proximity to Sydney's Nancy Bird-Walton International Airport, this wonderful parcel of land is complimented by a 3-bedroom, solid brick home and will command attention from land-bankers/investors, farmers, business owners and acreage lifestyle buyers alike.

With infrastructure spending assigned to this region in the billions, it will herald a new prosperity for the South-West Growth Area by generating mass economic activity, employment opportunities, business hubs, public transport and housing developments.

This property offers a fantastic financial opportunity, as well as the perfect lifestyle choice. This property must be seen to be appreciated; come along and experience the wide-open spaces, solitude and an abundance of opportunities that this large, usable property can offer you and your family.

The solid double brick home features high ceilings and a wrap-around verandah. All three large, carpeted bedrooms include built-in wardrobes and an ensuite to the master bedroom. With tiled flooring throughout, the spacious lounge room is adjacent to an open dining area and kitchen all with amazing rural views to take in.

Other features:

- Approx. 10.12 ha
- Split system air conditioning
- Large, detached 2 car garage with workshop nook area
- Terracotta roof tiles
- Two dams
- Cattle shed
- Approx. 64.3 kms to Sydney CBD, 20.2 kms to Penrith, 18.8 kms to St Marys, 19.9 kms to Oran Park, 64.8 kms to Katoomba

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* 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, prospective purchasers are to rely on their own enquiries.



## 215 Willowdene Avenue, Luddenham



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.