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**35 Mersey Road Bringelly NSW**

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**Price** : Contact Agent  
**Land Size** : 3.96 ha  
**View** : <https://www.acreagesales.com.au/7342560>



**Charlie Cini**  
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**Edwin Borg**  
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Presenting approx. 9.78 acres in Bringelly with two homes, a pool and numerous shedding options. The landholding is zoned Enterprise and Open Spaces; this near level and cleared property offers a fantastic investment opportunity for the savvy investor/developer. Live in or lease out the two dwellings while you wait to capitalise on the future potential this property has to offer.

Located a short distance to Western Sydney International Airport and minutes to the Aerotropolis CBD.

The main residence consists of 6 bedrooms with built-ins to four and one bedroom has its own ensuite. There are two lounge rooms and two additional bathrooms, a combustion fireplace, an in-ground swimming pool and double car garage attached to the home.

The second residence is an extremely modern and sizeable 2-bedroom residence (easily converted into a 3 or 4 bedroom) with walk-in wardrobe and ensuite to the master bedroom, a main bathroom plus powder room and entertainment area/veranda at the rear.

There are three large enclosed sheds and one semi-enclosed shed, horse stables and a dam.

Other features include:

- Approx. 3.96 ha
- Electric roller doors to one shed
- 3-phase power to one shed
- Extra large enclosed sheds
- Self-contained caravan/granny flat with annex on site
- 6x water tanks (1 x 20,000 gal, 3 x 5,000 gal, 2x 4,000 gal)
- Council: Liverpool

\* 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.