



479 Campbelltown Road, Denham Court

FOR SALE: Prime Development Opportunity at the Gateway to South West Sydney

A unique opportunity to acquire a landmark site in the heart of South West Sydney's most dynamic and fast-growing precinct adjacent to the booming Edmondson Park.

Strategically positioned on Campbelltown Road, 479 Campbelltown Road, Denham Court presents an unrivalled opportunity for investors, developers, or owner-occupiers to secure a highly visible, accessible, and versatile parcel of land in a rapidly transforming urban corridor.

This commanding corner site lies at the gateway to the South West Growth Area offering immediate proximity to key infrastructure, established and emerging residential developments, and transport links that connect Greater Sydney.

Set on 24,761m², the site features a freestanding building positioned to one side, allowing for maximum use of the block and future expansion options. The existing structure provides immediate functionality for a range of commercial, industrial, or service-based uses, while the site's layout and street presence make it equally

FOR SALE
Contact Agent

AGENTS

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AGENCY

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 **LJ Hooker Commercial**

appealing for large-scale redevelopment (STCA).

The land is mostly level and cleared, with services readily available, providing a practical foundation for construction or staging future works. Dual street frontages further enhance accessibility, exposure, and design flexibility, making this a compelling prospect for businesses and developers alike.

Denham Court is a focal point of South West Sydney's urban expansion, with multiple infrastructure projects and thousands of new homes being delivered across the region. The property's proximity to Edmondson Park Town Centre, the future Western Sydney Airport precinct, and established employment hubs adds to its long-term value and strategic appeal.

Opportunities of this scale, visibility, and flexibility in this high-growth corridor are increasingly rare. Whether you're seeking to secure a high-performing investment, occupy a well-located commercial site, or unlock long-term development potential, 479 Campbelltown Road represents a truly unique opportunity.

Additional Features:

- Passing income of \$140,433.00 p.a ex GST
- 100 meter frontage (approx.)
- Currently zoned RU2
- Minutes drive to M5/M7 interchange

For more information or to book an inspection, please call exclusive agent Darren Zammit on 0404 083 445.

MORE DETAILS

Property ID	JX4GVV
Property Type	Land/Development
Land Area	24761 m2

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