



Leppington

## DA & CC APPROVED DEVELOPMENT SITE

Outstanding Current Potential Income + Future Development!

LJ Hooker Commercial Macarthur is pleased to present to the market a Premium Property, located in the fastest growing area in Sydney. It is in the South-West Growth Area, a few kilometres from the aerotropolis, being the major commercial/industrial hub of Greater Western Sydney.

An opportunity exists for an investor/developer to acquire a prime future development parcel of land close to major motorways, new railway networks plus increasingly popular commercial/residential areas of Gregory Hills, Oran Park, Leppington and Edmondson Park, to only name a few.

Key Features include:

- ? DA and CC approved for landscape and nursery supplies.
- ? Current potential to achieve excellent income.
- ? Strategically positioned property.
- ? Elevated site with great views from all sides.
- ? Excellent improvements: a residential house, granny flat, storage shed, awnings and over 7,500 m2 of hardstand.

**FOR SALE**  
Contact Agent

**AGENTS**

Darren Zammit  
0404 083 445  
darren.zammit@ljhooker.com.au

**AGENCY**

Macarthur  
(02) 4620 6111

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- ? Long street-frontage.
- ? Street-side security fence with 4 vehicular access gates.
- ? Corner location.
- ? Large Dam.
- ? Ideal for school, college, hospital, worship centre, etc. (STCA).
- ? Future sub-division (STCA).
- ? Potential land banking and consolidation.

To discuss further interest, please contact Darren Zammit on 0404 083 445.

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- All areas are approximate. \*\*Any figures quoted are indicative only and is subject to final negotiation and owner approval.

## MORE DETAILS

Property ID	HQ4GVV
Property Type	Land/Development
Land Area	2.2 ha

### Darren Zammit 0404 083 445

Director - Sales & Leasing | [darren.zammit@ljhooker.com.au](mailto:darren.zammit@ljhooker.com.au)

### Macarthur (02) 4620 6111

Suite 5.02, 171-179 Queen Street, CAMPBELLTOWN NSW 2560  
[macarthur.ljhcommercial.com.au](http://macarthur.ljhcommercial.com.au) | [macarthur@ljhooker.com.au](mailto:macarthur@ljhooker.com.au)

