



Leumeah, 6 Grange Road

OPPORTUNITY TO DEVELOP, RE DEVELOP OR OCCUPY!

Outstanding location facing busy Campbelltown Road at the Gateway into the Macarthur Region, is just a short walk from Leumeah Train Station and one kilometre from the Hume Motorway. The site is in close proximity to Blaxland Road, also referred to as "The Golden Mile" of Campbelltown's Larger Format Retail Hub, which is home to a number of significant automotive dealerships, including Paul Wakeling Hyundai and Macarthur Ford, as well as prominent businesses including Harvey Norman, Bunnings, and The Good Guys.

The property features a freestanding building spanning over five (5) levels with 250+ Basement parking spaces.

Key Features include:

- Zoning: E3: Productivity Support

For Sale
Contact Agent

Building Area
14,000sqm

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

 **LJ Hooker Commercial**

Macarthur
(02) 4620 6111

Disclaimer: 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.

- Approval with DA consent - Serviced Apartments, Childcare, Clubs, Medical Care, Churches and Private Hospitals
- Massive exposure to Campbelltown Road
- Ready to occupy and fit-out to suit a variety of occupiers

For further details or to arrange an inspection, please contact Darren Zammit on 0404 083 445.

Disclaimer: This information is provided as general information only. The details contained herein have been supplied to LJ Hooker Commercial Macarthur by third parties or obtained from sources believed to be reliable. LJ Hooker Commercial Macarthur has not independently verified the information and does not guarantee its accuracy and completeness. No warranty or representation is made by LJ Hooker Commercial Macarthur regarding the information contained in this advertisement. Prospective purchasers or tenants are advised to conduct their own investigations and due diligence prior to making any decisions regarding the property.

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



More About this Property

Property ID	JRGGVV
Property Type	Other
Building Area	14000 m2
Land Area	8047 m2

Darren Zammit 0404 083 445

Director - Sales & Leasing | darren.zammit@ljhooker.com.au

Macarthur (02) 4620 6111

Suite 5.02, 171-179 Queen Street, CAMPBELLTOWN NSW 2560
 macarthur.ljhcommercial.com.au | macarthur@ljhooker.com.au