



## Bradfield, 1340 The Northern Road

Ultimate Exposure Corner Location in Aerotropolis |  
Bradfield NSW

LJ Hooker Camden | Bringelly, in conjunction with Colliers, are excited to present 1340 The Northern Road, Bradfield to the market for sale. This 1.07-hectare\* property sits prominently at the intersection of The Northern Road and Badgerys Creek Road, a key location in the 'Aerotropolis Core' precinct that leads directly to Bradfield City Centre. The property benefits from a sub-land use designation of Business and Enterprise, allowing for flexible commercial and enterprise development opportunities such as Service Stations, Fast Food, Self-Storage, Office Building, Warehouse and more.

As prime corner locations in the Aerotropolis are swiftly becoming harder to find, opportunities of this calibre are nearly impossible to find. This site, with its unparalleled positioning at a major intersection, stands out as one of the most coveted and strategic parcels in the entire region. Offering immense development potential and a rare chance to capitalise on the Aerotropolis' booming growth, this property is a premier investment that



LAND 1.07 m<sup>2</sup>

**For Sale**

Expression of Interest

**Contact**

**Hunter Maxwell**

0423 048 721

[hunter.maxwell@ljhooker.com.au](mailto:hunter.maxwell@ljhooker.com.au)



**LJ Hooker Camden | Bringelly**  
**(02) 4655 2111**

**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.

simply cannot be overlooked.

#### Property Highlights Include:

- ENT Enterprise Zoning with Business & Enterprise Sub-Land Use.
- Perfect location for any commercial, retail, industrial or social infrastructure businesses to benefit from year on year traffic increases.
- Stage 1 priority area for servicing and infrastructure.
- 56 metre height limit permissible within the masterplan.
- 170 metre\* exposure to The Northern Road.
- 153 metre\* exposure to Badgerys Creek Road.
- Only 900 metres\* to Bradfield City Centre (New Metro open in 2026).
- 4 kilometres\* to the Western Sydney Airport (Due to open in 2026).

With many other key corner location already purchased, these opportunities are becoming more scarce and this property is truly one of the best of them all.

1340 The Northern Road, Bradfield WILL BE SOLD via an Expression of Interest Campiagn.

For more information, contact the exclusively appointed agents:

LJ Hooker Camden | Bringelly  
Hunter Maxwell - 0423 048 721

Colliers  
Nick Estephen - 0488 748 186  
Thomas Mosca - 0423 086 593

Disclaimer: All information contained herein is true and correct to the best of our ability however, we encourage all interested parties to carry out their own enquiries at all times and to not solely rely on the information and photos provided here within as well as discussions with agents or their representatives.

## More About this Property

<b>Property ID</b>	JN9HUD
<b>Property Type</b>	Commercial
<b>Land Area</b>	1.07 m <sup>2</sup>

**Hunter Maxwell 0423 048 721**  
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