



**LJ Hooker Commercial**

February 2023

## Gledswood Hills, 19 Digitaria Drive

Land Opportunity 4535sqm | Flexible B5 Zoning

Strategically positioned within the well-established Gregory Hills business precinct, this location offers significant advantages due to the substantial infrastructure investments made by the NSW Government. The area benefits from its close proximity to major arterial roads, including Camden Valley Way, The Northern Road, Hume Highway, M5, and M7 Motorways, ensuring excellent connectivity.

With key areas such as Western Sydney Airport, Liverpool and Campbelltown all within quite a short drive. This site boasts easy access to popular destinations. The neighboring prestigious housing estates have played a vital role in driving the Camden Local Government Area (LGA) to become the fastest growing LGA in Australia. Additionally, it is conveniently located across the road from a private hospital that is currently under construction.

The site consists of a total area of 4,535sqm approx, and is thoughtfully leveled and



LAND 4,535 m2

### For Sale

\$7,936,250 ex GST

### Contact

**Cooper Meehan**

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**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.

served, presenting a ready-to-develop opportunity. Its versatile B5 (Business Development) zoning and allows for a wide array of land uses, accommodating light industries, bulky goods, retail, commercial, education, leisure, and more.

For further details and information, please contact Cooper Meehan on 0449 904 453.

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\*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   | JC0GVV      |
| Property Type | Residential |
| Land Area     | 4535 m2     |

### Cooper Meehan 0449 904 453

Associate Director - Sales & Leasing | [cooper.meehan@ljhooker.com.au](mailto:cooper.meehan@ljhooker.com.au)

### Macarthur (02) 4620 6111

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