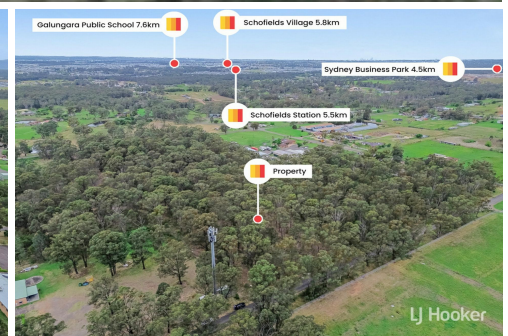
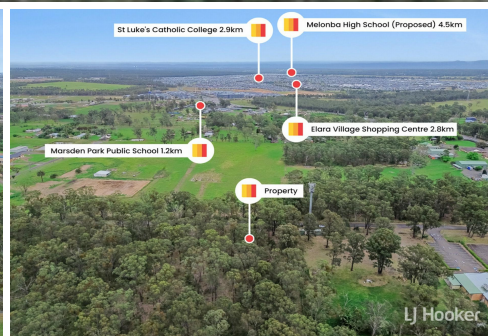
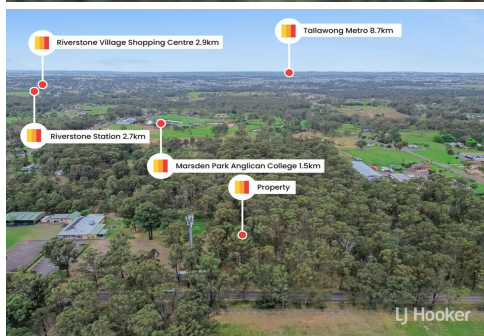




## Marsden Park, Lot 34,35,36,37/ Jackson Street

Great investment opportunity

Zoned - RU4 zoning - please note you cannot build on this land at the current zoning.

Currently, Rural zoned (RU4) with proposed plans to be Rural transition in the future and is awaiting final approval from State Planning & Blacktown City Council. Here is a link for more details:

<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/north-west-growth-area/marsden-park-north>

Lots 34-37 Jackson Street present a prime and affordable investment opportunity in Marsden Park. In close proximity is Riverstone Train Station, as well as the Marsden Park Business Park and Tallawong Metro.



**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.



LAND 1,163.60 m2

**For Sale**

\$425,000 - \$450,000

**Contact**

**Sanjeev Kumar**

0433 289 620

sanjeev.kumar@ljhooker.com.au

**LJ Hooker Schofields**  
02 9157 4077

This strategic location positions these lots for significant future growth and making it an excellent choice for savvy investors looking to capitalise on the area's potential.

Dimensions:

- Approx. per lot size = 290.9sqm Approx.
- Approx. total area size = 1163.6sqm Approx.
- Approx. total frontage = 29.26m Approx.

Location Highlight:

- Approx. 1km to Marsden Park Public School
- Approx. 1.7km to Marsden Park Anglican College
- Approx. 2.7km to Riverstone Train Station & Riverstone Shops
- Approx. 2.9km to Elara Village Shopping Centre
- Approx. 3.3km to Marsden Park Business Park
- Approx. 3.9km to St Lukes Catholic College
- Approx. 4.8km to Melonba High School
- Approx. 8.7km to Tallawong Metro

For more information reach out to Sanjeev on 0433 289 620.

\*\*\*

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only. Please be advised that all measurements and drone photos are approximates and there is no formal fence boundaries. For accurate measurements, we highly recommend getting the land surveyed.

## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | 398HXY      |
| Property Type | Residential |
| Land Area     | 1163.6 m2   |

**Sanjeev Kumar 0433 289 620**

Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

**LJ Hooker Schofields 02 9157 4077**

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
[schofields.ljhooker.com.au](mailto:schofields.ljhooker.com.au) | [schofields@ljhooker.com.au](mailto:schofields@ljhooker.com.au)



**LJ Hooker Schofields**  
**02 9157 4077**

**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.