



Lot 165-167/Milton Road (Angus), Riverstone

## Land Banking Opportunity

Neeraj Mehta from LJ Hooker Box Hill proudly presents this rare land banking opportunity in the thriving Riverstone / Angus growth corridor.

### Property Details

Address:

- Lot 165, 166 & 167 &ndash; Milton Road, Angus
- Lot 90, 91 & 92 &ndash; Chaucer Road, Angus

Total Land Size: Approx. 1,783 sqm

Zoning: RU4

Potential: Subdivision into 6 lots of approx. 297.16 sqm each (Subject to Council Approval &ndash; STCA)

### Ideal For:

- Land banking for future capital growth
- Storage of containers, machinery, vehicles & materials
- Farming or working yard (STCA)
- Investors seeking long-term development potential

With strong infrastructure growth surrounding Riverstone, this parcel offers exceptional upside.

### ? Prime Location Benefits

Located just minutes from:

- Riverstone Village Shopping Centre



LAND 1,783 m2

**FOR SALE**  
Contact Agent

### AGENTS

Neeraj Mehta  
0402 004 677  
neeraj.boxhill@ljhooker.com.au

JY Zhang  
0402 898 868  
JY.Zhang@ljhooker.com.au

### AGENCY

LJ Hooker Box Hill  
0456 300 927

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.



- Riverstone Station
- Marsden Park
- M7 Motorway

Enjoy convenience while securing land in one of Western Sydney's expanding corridors.

---

#### ? Why This Opportunity Stands Out

- Large combined holding (1,783 sqm)
- Flexible RU4 zoning
- Subdivision potential (STCA)
- Rare offering in tightly held area
- Strong surrounding residential & infrastructure growth

Opportunities like this do not come to market often.

---

#### Enquiries

For further information, please contact:

Neeraj Mehta  
0402 004 677

---

#### Disclaimer

The above information has been gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and accept no responsibility for any errors. Interested parties should conduct their own enquiries. Images are for illustrative purposes only and may not represent the final product or finishes. Refer to the contract of sale for inclusions.

#### MORE DETAILS

Property ID	N1HYV
Property Type	Residential
Land Area	1783 m2

#### Neeraj Mehta 0402 004 677

Sales Executive | [neeraj.boxhill@ljhooker.com.au](mailto:neeraj.boxhill@ljhooker.com.au)

#### JY Zhang 0402 898 868

| [JY.Zhang@ljhooker.com.au](mailto:JY.Zhang@ljhooker.com.au)

#### LJ Hooker Box Hill 0456 300 927

Suite 420/29-31 Lexington Drive, BELLA VISTA NSW 2153  
[boxhill.ljhooker.com.au](mailto:boxhill.ljhooker.com.au) | [office.boxhill@ljhooker.com.au](mailto:office.boxhill@ljhooker.com.au)