

## Angus, 144 Park Road

2.023 Hectare Land Value Opportunity! 1st Time Offered For Sale!

L J Hooker Blacktown are proud to present this unique land value opportunity sitting an expansive 2.023 hectare parcel (approx. 20230m<sup>2</sup>) of land in a quiet rural setting.

This significant land holding is a great land banking opportunity, investment or renovate & live in and upgrade the existing brick home & utilise the land or work from home with a number of possible options under the RU4 zoning (STCA). Offering a wide frontage of 105.87m with a depth of approx. 191.11m this property is a playground packed full of potential and surrounded by other large acreages & the Christian college.

The original brick residence is a renovators delight & will require extensive renovations throughout & offers 3 bedrooms of accommodation, separate living, older style kitchen & bathroom & ample car accommodation.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2CPPF8K](http://ljhooker.com.au/2CPPF8K)

**Contact**  
**Matthew Lucas**  
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[mlucas.blacktown@ljhooker.com.au](mailto:mlucas.blacktown@ljhooker.com.au)



**LJ Hooker Blacktown**  
**(02) 9621 1222**

**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.

Zoned RU4 potential uses subject to council approval are Agricultural produce industries; Bed and breakfast accommodation; Building identification signs; Cemeteries; Community facilities; Crematoria; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Heliports; Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Veterinary hospitals; Water reticulation systems.

144 Park Road Angus is conveniently nestled in between the suburbs of Riverstone & Marsden Park and is conveniently situated just a short easy walk to Australian Christian College & only a short drive to local conveniences like Riverstone Station, local shops, Marsden Park Business Park & so much more.

Call Matt Lucas from L J Hooker Blacktown today on 0416 010 085 for more information. Viewing by appointment only.

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## More About this Property

<b>Property ID</b>	2CPPF8K
<b>Property Type</b>	House
<b>Land Area</b>	2.02 hectare

**Matthew Lucas 0416 010 085**  
Sales Manager & Licensed Real Estate Agent |  
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**LJ Hooker Blacktown (02) 9621 1222**  
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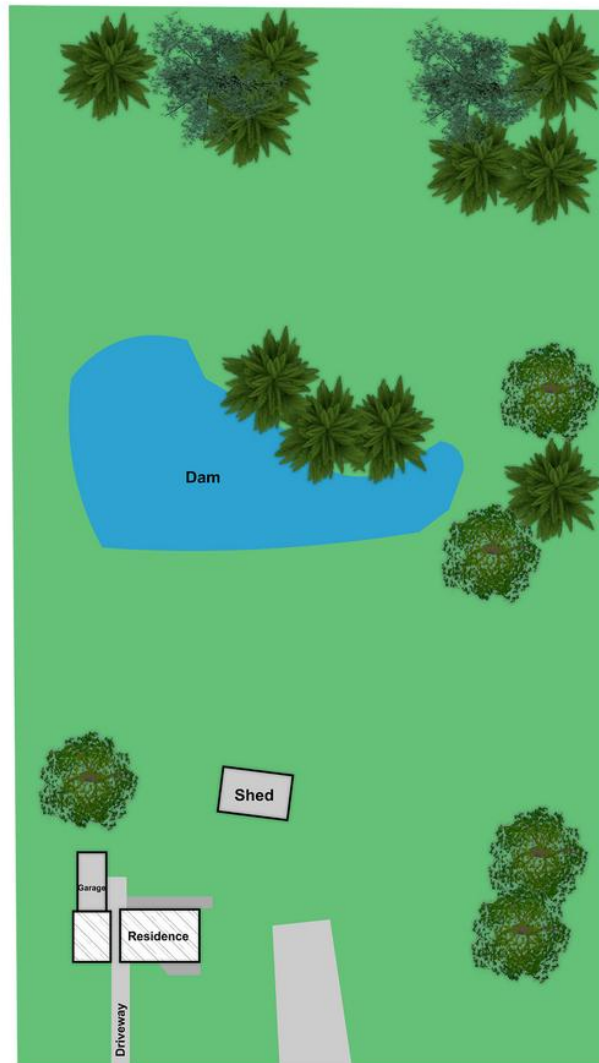
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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.



Rear



Front