

120 Martin Road, Badgerys Creek

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## Unparalleled Investment Opportunity in the Heart of Western Sydney Aerotropolis

LJ Hooker United Group present the unparalleled potential of 120 Martin Road, Badgerys Creek - a rare 4.17-hectare\* (10.30 acre\*) parcel strategically positioned within the Stage 1 Priority Precinct of the booming Western Sydney Aerotropolis. This exceptional property sits directly opposite a recent \$70 million ESR acquisition, placing you at the forefront of one of Australia's most significant growth corridors. Boasting an expansive 85 m\* frontage to Martin Road, soon to become the vital Eastern Ring Road, this site offers incredible accessibility and exposure. With Enterprise and Industrial zoning, and an impressive 24-metre height limit\*, the land invites diverse development opportunities from warehousing to logistics and more. Living onsite is an option with the existing double-storey brick home offering 4 bedrooms and 2 bathrooms plus a shed and hardstand area.

Key benefits include immediate access to the Western Sydney International Airport, just minutes away and due to open in 2026, along with proximity to Bradfield City - the planned metropolitan center set to redefine Sydney's skyline; and seamless connectivity to the new Western Sydney Metro.

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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0404 018 222  
charlie@ljhunitedgroup.com.au

**AGENCY**  
LJ Hooker United Group  
1800 486 4833

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.

LJ Hooker

As part of the Priority 1 precinct, this site is among the first to receive essential infrastructure and services, accelerating development potential.  
 Position yourself to capitalise on this dynamic hub of innovation, transport, and industry; a cornerstone of Sydney's future growth.

Approx.

^ Subject to Council Approval.

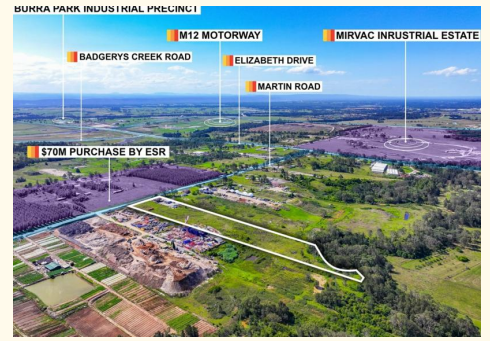
Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

**MORE DETAILS**

Property ID	NBJ1T
Property Type	AcreageSemi-rural
Land Area	4.17 hectare

**Charlie Cini 0404 018 222**  
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