



House 1

House 2

Sold



25 Dwyer Road, Bringelly

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Proudly Sold by Team Maxwell - LJ Hooker Lifestyle Group

This is an amazing chance to secure 5 glorious acres of clear, elevated land just minutes from the new Bradfield International Airport. With wide open usability, unique zoning, and an outstanding position, this property is primed for both lifestyle enjoyment and future growth in one of Sydney's fastest developing precincts.

Please contact us today to receive a detailed property analysis outlining the benefits, potential and where this property sits in the overall landscape of the fastest growing area in the south west.

The property features:

- Expansive 5 acres of clear, elevated land – versatile, usable, and perfectly positioned for future development or subdivision potential (STCA)
- Zoned R5 Large Lot Residential and Outdoor Recreation – offering unique and flexible future use
- Two massive double storey homes – ideal for multi-generational living or dual rental income
- In ground pool – perfect for relaxation or tenant appeal
- Large double sized workshop – excellent for trades, storage, or leasing

FOR SALE

Please Call

AGENCY

LJ Hooker Camden
(02) 4655 2111

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**

- Two professional office suites – ready for business or rental
- 18.6kw solar panels – cost-saving and energy efficient
- Potential for multiple income streams with exceptional yield

Located in the sought after Dwyer Road precinct, this property is earmarked as proposed employment land, making it a powerful long term investment.

With multiple potential income streams from the homes, workshop, and offices, plus the significant landholding of 5 acres, this property offers both immediate rental return and exciting future growth potential.

Bordering the newest master plan for the Aerotropolis, the property stands to benefit greatly from a visionary development designed to prioritise warehouse and industrial premises that support agribusiness and cargo operations for the Western Sydney Airport, while preserving important vegetation and natural features within the landscape.

The plan provides a comprehensive framework for future growth, including super lot subdivision, new public roads, stormwater infrastructure, and public open space. Once complete, it is expected to deliver:

- Over 10,000 jobs within close proximity to Western Sydney International Airport, Bradfield City Centre, and major public transport links.
- Up to 1.4 million square metres of gross floor area, including:
- Large scale warehouse and industrial buildings
- A small scale local centre for retail, commercial, community, and recreation uses, creating a vibrant hub for business and lifestyle
- More than 115 hectares of open space, with riparian corridors, pedestrian pathways, and cycleways along Lake Duncan.

This presents a rare opportunity to secure 5 acres of clear, elevated land with unique zoning, strong rental potential, and future growth advantages, perfectly positioned to capitalise on one of Sydney's most significant infrastructure projects.

Please note: the private obstacle course is not included in the sale of the property, however it may be negotiated separately as a unique business opportunity.

Opportunities like this don't come along often, contact us today to arrange your private viewing and explore the incredible potential this property offers.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

MORE DETAILS

Property ID	5WJ1N
Property Type	AcreageSemi-rural
Land Area	5 acre

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