



30 Avon Road, Bringelly

## Future Development Potential | Formerly Known as 1475 The Northern Road

Discover the perfect blend of comfort and space on over 3.06 acres of picturesque landscape with main road frontage and future development potential. This property, located within the South West Growth precinct presents a 3-bedroom plus study, solid brick home with generous living spaces and an oversized double garage with internal access plus large shed with 3-phase power. Step inside to find a well-appointed master bedroom with its own ensuite, providing a private retreat for relaxation. The kitchen is equipped with a convenient dishwasher, wall oven, electric cooktop and ample storage space. On chilly evenings, gather around the inviting combustion fire in the living room for cosy moments with loved ones. Ducted air conditioning and ceiling fans throughout also provide comfortable temperatures year-round. Embrace the outdoor living experience with the wrap-around veranda, perfect for enjoying the acreage scenery, or entertain guests in style in the large, paved pergola area, providing a fantastic outdoor entertaining space. The large shed completes this fantastic parcel, providing ample storage space for vehicles, machinery, etc.

3 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
Wayne Grimson  
0425 340 522  
wayne@ljhunitiedgroup.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**

Dont miss this opportunity to secure over 3 acres within a high-demand development area!

Other features:

Formerly known as 1475 The Northern Road

Excellent main road frontage

Future development potential (STCA)

Approx. 1.24 ha

5kW solar panel system

2x approx. 15,000 L water tanks

New alarm system

Solid timber floors

Downlights throughout

Fully fenced with electric gate

Approx. 8 km to Western Sydney International Airport

- Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.
- Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.

## MORE DETAILS

Property ID	RXJ1T
Property Type	AcreageSemi-rural
Land Area	12383.4 m2

**Wayne Grimson 0425 340 522**

Sales Executive | [wayne@ljhunitiedgroup.com.au](mailto:wayne@ljhunitiedgroup.com.au)

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