



65 Greendale Road, Bringelly

## Proudly Sold by Hunter Maxwell - LJ Hooker Lifestyle Group

LJ Hooker Camden & Bringelly are proud to present this 5.08\* acre (2.05\*Ha) property for sale in the increasingly popular pocket of the Dwyer Road Precinct within the Aerotropolis Plan. With an 82.79\*m frontage along Greendale road, this is the perfect site for exposure and land bank.

The property features gently undulated land being fairly clear with small dam. The house is a 3 bedroom dwelling including extra large master room, oversized bathroom, new deck, combustion fire place and separate laundry. A 2 car carport is adjacent to an inclosed workshop next to the home.

The Aerotropolis Plan identifies the proposed Dwyer Road Precinct as suitable for employment uses adjacent to the Aerotropolis Core Precinct and the Airport site. ^^

The property is located only 650\*m from the proposed Outer Sydney Orbital being a major transport corridor connecting the new M12 to the Hume Highway towards Menangle. Greendale road would

3 1 2

**FOR SALE**

Please Call

**AGENTS**

Hunter Maxwell

0423 048 721

hunter.maxwell@ljhooker.com.au

Jaylen Berroa

0408 505 148

jaylen.berroa@ljhooker.com.au

**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

become an ideal link road between this proposed corridor and Bringelly, being a fantastic investment to get in early.

With the Badgerys Creek Airport set to take off in 2026, there is a lot of exciting developments happening in Bringelly. This is your opportunity to secure a flood free\*\*\* parcel within this growth corridor.

Be sure to be in contact to arrange an inspection to view.  
LOCAL DEVELOPMENT NEWS

- Construction of Western Sydney International (Nancy-Bird Walton) Airport is underway and on track to begin operations in 2026. The airport is a transformational infrastructure project that will generate economic activity, provide employment opportunities closer to home for people in the Western Sydney region, and meet Sydney's growing aviation needs. (Excerpt from <https://www.westernsydneyairport.gov.au/>)
- The Aerotropolis Planning Package and supporting technical studies for the initial precincts were finalised on 25 March 2022. (Excerpt from <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Western-Sydney-Aerotropolis>)

The Sydney Metro-Western Sydney Airport project has received planning approval from both the Australian and NSW Governments, and construction started in 2020. Major construction, including station excavation, is set to begin in late 2022. (Excerpt from <https://www.sydneymetro.info/westernsydneyairportline>)

- ) Approximately
- \*) S.T.C.A
- \*\*) According to Section 10.7 (9) of the Contract dated 04 April 2024

(^^) Western Sydney Aerotropolis Plan, September 2020

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to conduct their own enquiries at all times and not solely rely on the information and photos provided here and discussions with agents or their representatives.

## MORE DETAILS

Property ID	1HJ1N
Property Type	AcreageSemi-rural
Land Area	5.08 acre

### Hunter Maxwell 0423 048 721

Franchise Owner | hunter.maxwell@ljhooker.com.au

### Jaylen Berroa 0408 505 148

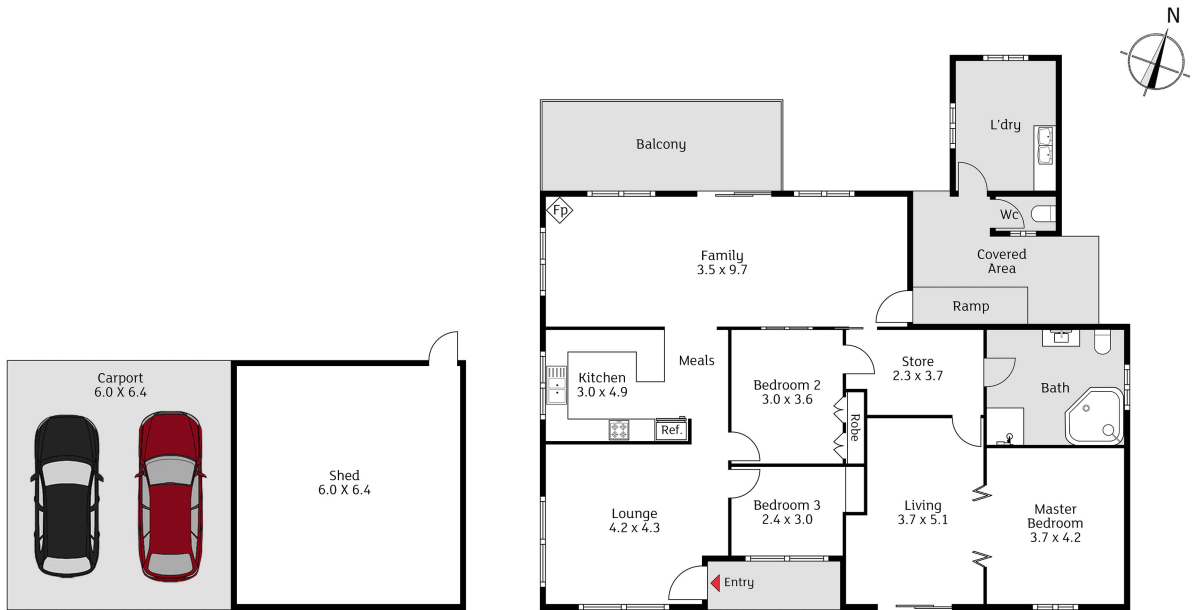
Licensed Real Estate Agent | jaylen.berroa@ljhooker.com.au

### LJ Hooker Camden (02) 4655 2111

84 Argyle Street, CAMDEN NSW 2570

camden.ljhooker.com.au | camden@ljhooker.com.au





The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

65 Greendale Road, Bringelly