



106 Kelvin Park Drive, Bringelly

## Premium 4.77-Acre\* Opportunity | Large Family Home + Teen Retreat | Mixed Use Zoning

We present a premium investment opportunity; an exceptional 4.77-acre\* (1.93 ha\*) parcel located within the heart of the Western Sydney Aerotropolis —an ideal opportunity for developers, land bankers, or large families seeking space and long-term potential. Zoned 66.5% Mixed Use —Business and Enterprise under Liverpool Council and 33.5% Environmental Conservation, this site offers outstanding scope for future development<sup>^</sup>, with the Draft Aerotropolis Plan indicating height potential up to 52.5 metres\* and a floor space ratio of 2.5:1. Situated just moments from the rapidly evolving Bradfield City Centre, this prime address enjoys close proximity to the future Bradfield Metro Train Station (already under construction), Western Sydney International Airport, and key arterial roads.

The property features a substantial two-storey residence offering generous proportions throughout. Upstairs comprises five well-sized bedrooms, including a luxurious master suite with ensuite, walk-in robe, and a private balcony overlooking the backyard. Bedrooms two and three each have their own ensuites, built-in robes, and balconies, while a main bathroom completes the upper level. Downstairs includes a study, a spacious formal lounge, formal dining,

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

a rumpus room, and an open-plan casual meals area adjoining the modern horseshoe kitchen, which boasts stone benchtops and a breakfast bar.

Adding even more versatility is a two-bedroom, self-contained attached retreat —perfect for teenagers, in-laws, or guests.

Outside, the property features a huge 24.5 m x 12 m\* shed with mezzanine, offering excellent storage, workspace, or business potential.

Whether you're looking for a spacious family home with room to grow or a strategic investment in one of Sydney's fastest-growing infrastructure corridors, this is an opportunity not to be missed. With billions of dollars being invested into Western Sydney, including the nearby airport and transport links, this property offers not just a lifestyle but a chance to secure your future.

Other features:

- Ducted air conditioning.
- Cosy combustion fire.
- Covered rear entertaining area.
- Multiple balconies accessed via the upstairs bedrooms.
- Grand entry to the home with double doors and a covered double carport.
- Mostly clear and level block.
- Live in or lease out.
- Liverpool council.
- 8 km\* to WSI Airport.

- 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	CTJ1T
Property Type	House
Land Area	1.93 hectare

**Charlie Cini 0404 018 222**

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