



16 Wentworth Road, Bringelly

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## PROPOSED LOW DENSITY SITE

LJ Hooker Lifestyle Group are proud to present approximately 4.71 acres of real estate gold! Located in the South Creek West Precinct along the boundary of the new Northern Road this property is certainly one that will be of interest.

The property is elevated featuring a majority of cleared land as well as large frontage and various access points from Wentworth Rd (the old Northern Rd). The main residence includes a 3 bedroom red brick house with a separate 1 bedroom granny flat.

The properties lies within the Council Endorsed Plan of the Belmore Road Precinct. There have been draft indicative plans released awaiting finalisation and approval, marking this area as great interest to investors / develops alike.

This is a prime opportunity to secure a large parcel of land incredibly close to major roads and the future Badgerys Creek Airport.

Main points to note:

- Approximately 4.71 acres (1.91Ha)
- Approximate 290m exposure on new Northern Rd
- Approximately 285m frontage on Wentworth Rd
- 3 bedroom brick veneer dwelling

### FOR SALE

Expressions of Interest

### VIEW

By Appointment

### AGENTS

Hunter Maxwell  
0423 048 721  
hunter.maxwell@ljhooker.com.au

### AGENCY

LJ Hooker Bringelly  
(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.



- Separate granny flat
- Within South Creek West Precinct

Contact Haydn Maxwell on 0412 412 684 for more details and to arrange inspections.

Disclaimer: LJ Hooker Lifestyle Group makes no representations or warranties regarding the current or future development potential of any property listed. Properties located in areas subject to planning proposals, precinct plans, or rezoning processes may be impacted by changes in government policy, infrastructure planning, or council approvals. Buyers must not rely on any indicative plans, draft proposals, or verbal representations as confirmation of future land use or development outcomes.

All interested parties are strongly encouraged to undertake their own independent due diligence. This includes, but is not limited to, verifying zoning, land use permissions, development controls, infrastructure plans, and any other relevant matters with local councils, planning authorities, and legal advisors. LJ Hooker Lifestyle Group and its agents accept no liability for any loss, damage, or misinterpretation arising from reliance on the information provided. All property details are provided in good faith and believed to be accurate at the time of publication, but are subject to change without notice. Purchasers must rely on their own investigations and professional advice before making any decisions.

## MORE DETAILS

Property ID	15J1P
Property Type	House
Land Area	4.71 acre

### Hunter Maxwell 0423 048 721

Franchise Owner | [hunter.maxwell@ljhooker.com.au](mailto:hunter.maxwell@ljhooker.com.au)

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