



430 Western Road, Kemps Creek

Prime Future Urban Landholding | Established Poultry Farm on 9.10 Acres*

We invite you to secure a substantial 9.10-acre* (3.68 ha*) property positioned just off Fifteenth Avenue, in the heart of South-West Sydney's rapidly evolving growth corridor. Zoned RU4 Primary Production and located within a second-priority Future Urban Precinct, this flood-free landholding offers enormous long-term potential backed by over \$1 billion in surrounding infrastructure investment. The property currently operates as an established poultry farm with a four-bedroom, 2-bathroom solid brick residence with double garage, providing immediate income and future upside for investors, land-bankers, or developers seeking to capitalise on the area's strategic transformation.

Key features:

Approx. 9 acres* of flood-free, level land with 270 m* frontage.
Zoned RU4 Primary Production, located in Future Urban (Second Priority) Precinct.
Established poultry farm with existing lease in place.
Solid 4-bedroom brick home with 2 bathrooms and spacious living areas.

4  2  2 

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Charlie Cini
0404 018 222
charlie@ljhgroup.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**

Oversized double garage with drive-through access and ample parking.
Prime arterial location near Fifteenth Avenue Smart Transit Corridor, M12 Motorway, Western Sydney International Airport & Bradfield City Centre.
Town water connected, multiple sheds, and future urban potential.
Council: Liverpool.

- 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	NNJ1T
Property Type	AcreageSemi-rural
Land Area	36800 m2

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