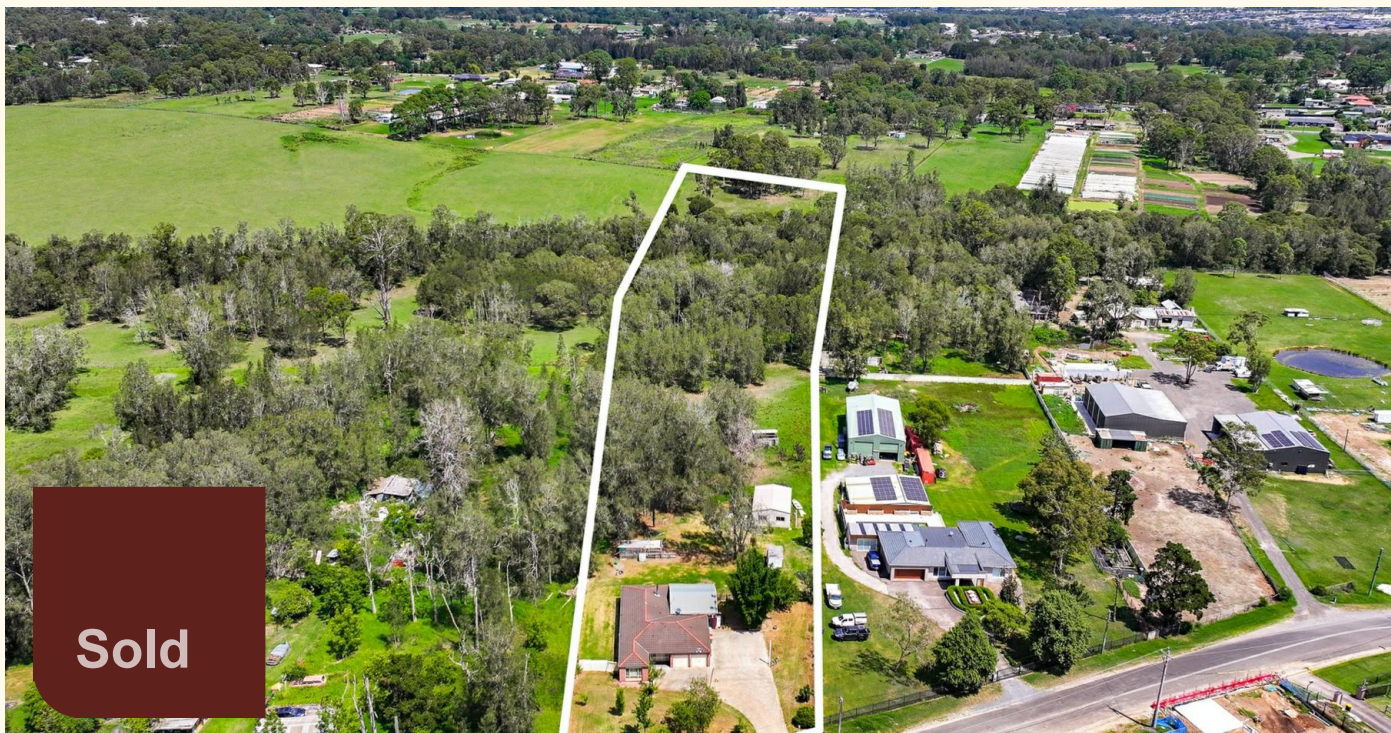




135 Dwyer Road, Leppington

6.13 Acres* RU4 Opportunity | Invest, Land Bank or Live on Sydney's Growth Frontier

Positioned in one of Sydney's fastest-transforming corridors, this 2.48 ha* (6.13 acre*) holding at 135 Dwyer Road presents a rare chance to secure usable acreage with both immediate lifestyle appeal and compelling future upside.

The solid brick, steel frame residence offers four bedrooms, including a master with ensuite, multiple formal and informal living zones, a fireplace for year-round comfort, and a spacious kitchen with electric cooktop and wall-mounted oven.

A double garage, detached high-clearance Colorbond shed and additional shedding provide excellent storage for vehicles, equipment or trade use.

Zoned RU4, the property is ideally suited to buyers seeking a rural lifestyle today while land-banking within a precinct experiencing unprecedented infrastructure and population growth. With the Western Sydney International Airport nearing completion, Bradfield City emerging, and major retail centres including Oran Park Podium and Emerald Hills Shopping Centre nearby, this location sits firmly in the path of Sydney's future expansion.

Whether you're an investor looking to secure strategic land, or a buyer

4 2 2

FOR SALE

\$3,100,000

AGENTS

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AGENCY

LJ Hooker United Group

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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.



wanting space, privacy and long-term potential, this is an opportunity not to be missed.

- 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	P2J1T
Property Type	AcreageSemi-rural
Land Area	2.48 hectare

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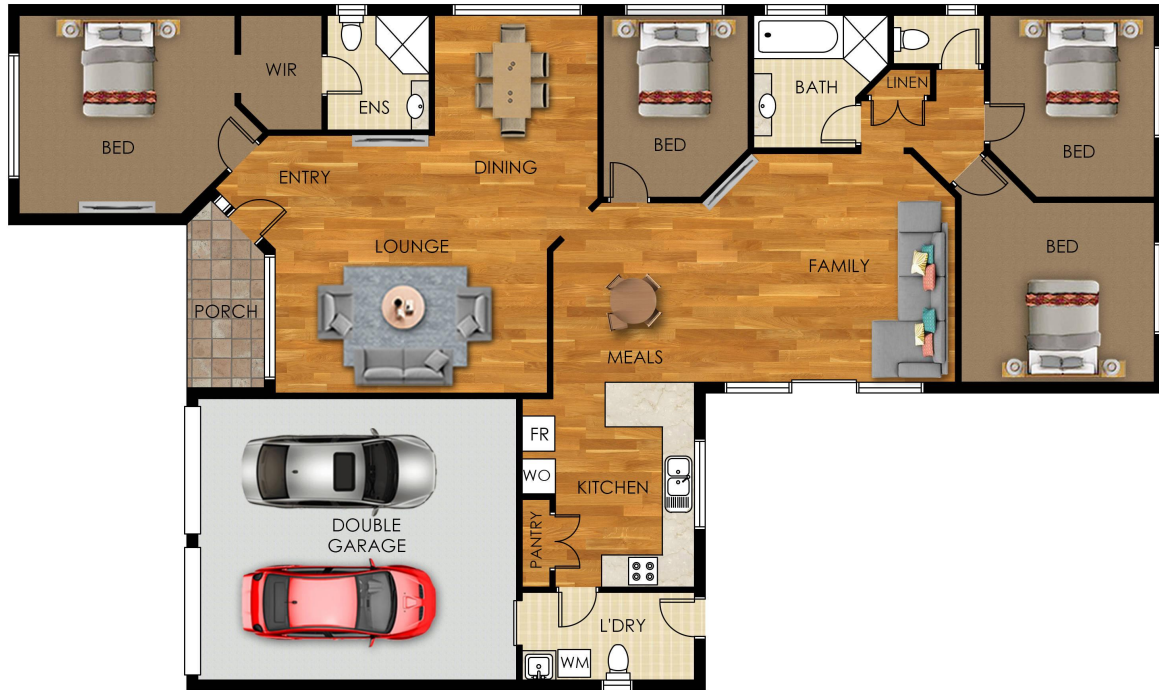
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LJ Hooker
United Group

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.