






211 Dwyer Road, Leppington

Prime 6-Acre* Landholding in South West Growth Centre Solid Home, Work/Machinery Shed & Future Potential

We are delighted to present this acreage lifestyle property offering the best of both worlds peaceful cul-de-sac living in a rural setting with easy access to shops, schools, childcare facilities and public transport routes.

Located just minutes from Leppington Train Station, the ever-expanding Emerald Hills Shopping Centre and with easy access to the Western Sydney International Airport precinct, this 6.33-acre* (2.56 ha*) parcel set in the heart of one of Sydney's fastest growing corridors offers a compelling opportunity with enormous potential for land bankers, business owners, hobby farmers or those seeking a rural lifestyle with long-term upside.

The double-brick residence has been architect-designed and spans approximately 300 sq. This spacious home boasts a functional layout and solid foundations, with ample scope to renovate, modernise or add a second storey[^]. Featuring high 2.7 m ceilings and a warm, welcoming feel throughout, the home provides accommodation via three generously sized bedrooms, a study/home office space (or

4  2  4 

FOR SALE

Offers Above \$3,250,000

VIEW

By Appointment

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 **LJ Hooker**

potential fourth bedroom) and multiple living areas.

A standout feature is the family room with its slow-combustion fireplace a charming centrepiece that adds character and warmth to family mealtimes. The open-plan kitchen with gas cooking, walk-in pantry, breakfast bar and servery, extends into the main living space. There's also a large, carpeted formal lounge that provides flexibility for entertaining or relaxing. With natural slate flooring and exposed brick throughout, this light-filled residence offers a timeless appeal, providing a comfortable setting with plenty of potential for future enhancement.

The main bathroom is light-filled, and there's an additional separate toilet, internal laundry with rear access, and a double lock-up garage. Outside, timber-raftered verandahs and a covered BBQ entertainment area offer space to enjoy the peaceful surrounds. The house is situated approximately 150 meters from the closest neighbour, providing enhanced privacy.

A major highlight is the separate 70 sq. brick workshop/machinery shed complete with 3-phase power, a 1-tonne hoist, and an attached side room - ideal for car enthusiasts, tradies, storing equipment or pursuing hobbies[^]. Since it is zoned for dual occupancy, the property offers scope to explore the addition of a second dwelling or granny flat for extended family or an investment income[^].

Now is your chance to embrace country-style living while having convenient access to major infrastructure. Enquire today!

Key features:

Quiet cul-de-sac setting on 6.33 acres* of mostly level land.

Single storey home with no stairs.

Character-filled family home with large bedrooms and multiple living areas.

Double lock-up garage + verandahs + undercover BBQ entertainment area.

70 sq. brick work shed with 3-phase power, 1-tonne hoist and attached side room.

Minutes to Leppington Train Station & Emerald Hills Shopping Centre, child care centres and more.

With the Western Sydney International Airport precinct also nearby, the location offers exciting potential for future capital growth.

Located in the heart of the South-West Growth Centre; Sydney's fastest growing corridors.

School bus stops at the front of the property.

Numerous major shopping centres within easy reach Emerald Hills Shopping Centre, Oran Park Podium, Narellan Town Centre, Macarthur Square, Liverpool Westfields!

• 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 S5J1T
Property Type AcreageSemi-rural
Land Area 25616.6 m2

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