







240 Dwyer Road, Leppington

A Strategic Landholding in Western Sydney's Growth Corridor

Opportunities to secure land of this scale in the path of Western Sydney's transformation are increasingly compelling. Set on 5.34 acres* (2.16 ha*) of elevated, flood-free land with an impressive 270 metres* of road frontage, this substantial holding is earmarked for residential subdivision. A new subdivision along Hulls Road is just 1.5 kilometres away, adding further context to the area's changing landscape.

The large 405 sq. m* brick residence offers space for family living, with three separate living areas, high ceilings, a galley-style kitchen and a combustion fireplace. All bedrooms have built-in robes, while the main bedroom includes an ensuite. Several split-system air conditioners provide comfort throughout.

A 12m x 12m* shed with three-phase power adds excellent storage and workspace, complementing the scale and versatility of the property.

The wider region is being reshaped by major infrastructure, employment and urban development. The Western Sydney International Airport is now open, with the Aerotropolis and Sydney Metro —Western Sydney Airport line forming part of the region's

6 3 12

FOR SALE
$4,950,000 to $5,450,000

VIEW
Sat 14th Nov @ 10:30AM - 11:00AM

AGENTS
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AGENCY
LJ Hooker United Group
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

growth plans. For buyers looking beyond today and towards the long-term potential of Western Sydney, this is a rare opportunity to secure a significant landholding in a rapidly evolving and profitable location.

Disclaimer:
- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	17ZJ1T
Property Type	AcreageSemi-rural
Land Area	2.16 hectare

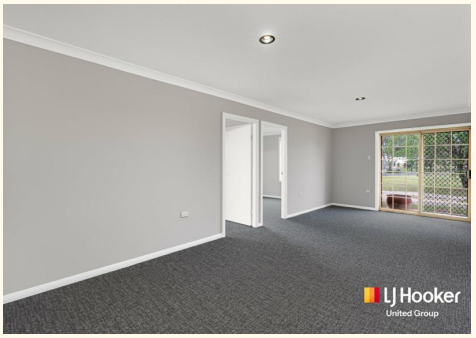
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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements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

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