



299 Dwyer Road, Leppington

## Prime 5-Acre\* Investment with Large Home in Leppington Growth Centre

We are proud to present this exceptional opportunity in the booming South-West Growth Area. Situated on approx. 5.07 acres\* (2.05 ha\*) of elevated, cleared, and fully usable land, this property combines immediate lifestyle enjoyment with long-term development and income potential.

Perfectly positioned, the property sits within close proximity to Leppington Train Station, the future Bradfield City Centre, and Western Sydney International Airport (opening 2026) all part of the game-changing Aerotropolis and South-West Growth Corridor. With major infrastructure underway, this address offers investors and families a golden chance to secure land in one of Sydney's most exciting growth suburbs.

The spacious four-bedroom residence provides the perfect family home or excellent rental return while your investment grows. Featuring a quality kitchen with island bench and stone benchtops, formal lounge with fireplace, large rumpus room, and a decked alfresco.

This is more than a home; it's a strategic landholding in the heart of the South-West Growth Centre. Whether you're seeking to secure a family

4 🏠 2 🚗 4 🚗

### FOR SALE

Price Guide \$4,600,000

### AGENTS

Charlie Cini

0404 018 222

[charlie@ljhunitiedgroup.com.au](mailto:charlie@ljhunitiedgroup.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**

lifestyle, strong rental income, or a high-growth investment, this property is your gateway to the future of Western Sydney.

Key features include:

Fully usable, elevated acreage in Leppingtons growth precinct.

Neat four-bedroom home with ensuite to main and built-ins throughout.

Quality kitchen with stone benchtops, island bench & dishwasher.

Spacious living zones including formal lounge with wood fireplace & rumpus room.

Main bathroom with freestanding bath.

Timber flooring throughout, plus large decked alfresco for entertaining.

Double garage and double carport.

- 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	ACJ1T
Property Type	AcreageSemi-rural
Land Area	20517.6 m2

**Charlie Cini 0404 018 222**

Sales Executive | [charlie@ljhunitiedgroup.com.au](mailto:charlie@ljhunitiedgroup.com.au)

**LJ Hooker United Group 1800 486 4833**

41 Wentworth Road, BRINGELLY NSW 2556  
[unitedgroup.ljhooker.com.au](http://unitedgroup.ljhooker.com.au) | [reception@ljhunitiedgroup.com.au](mailto:reception@ljhunitiedgroup.com.au)

