

Leppington, 58 Riley Road

FUTURE DEVELOPMENT POTENTIAL

Positioned in one of Sydney's fastest-growing corridors, this exceptional 5-acre property offers a rare opportunity for dual-family living, smart investment, or future development.

Boasting two full-sized homes, extensive shedding, and lifestyle amenities, it's the ideal choice for those seeking space, versatility, and convenience just minutes from key infrastructure and the upcoming Western Sydney International Airport (2026).

Main Residence:

- Solid split level brick construction
- 4 oversized bedrooms, including master with ensuite and private balcony
- Quality cherry oak kitchen with stainless steel appliances
- Open plan living and dining with combustion fireplace
- Bi-fold doors for seamless indoor-outdoor flow
- High ceilings, downlights and refined finishes throughout



Disclaimer: 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.

8

5

6

For Sale

\$4,580,000 - \$4,898,000

View

Sat 31st May @ 1:00PM - 1:30PM

Contact

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LJ Hooker Leppington | Austral
(02) 9606 4311

- Inground pool with spacious alfresco area
- Double garage with auto doors and extra storage

Second Home:

- 4 well-appointed bedrooms with built-in robes
- Master with ensuite
- Open kitchen and dining area plus separate lounge with fireplace
- Ducted air conditioning throughout
- Private entry and double garage

Outdoor Features:

- Large American barn-style shed with self-contained studio, gym, and office
- Fully enclosed machinery shed - ideal for storage or a home business
- Two fully fenced paddocks – perfect for livestock or hobby farming
- Large dam with water access and scenic outlook

Prime Location

- Minutes to Leppington Train Station, local schools & multiple shopping centres
- Easy access to Camden Valley Way & M5/M7 Interchange

A rare blend of rural lifestyle, investment potential, and future growth.

Contact us today to arrange your private inspection and secure your future.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

More About this Property

Property ID	11F9HCV
Property Type	AcreageSemi-rural
Land Area	5 acre
Including	Toilets (6)

Michael Cavagnino 0418 166 149

Licensee | mcavagnino.leppington@ljhooker.com.au

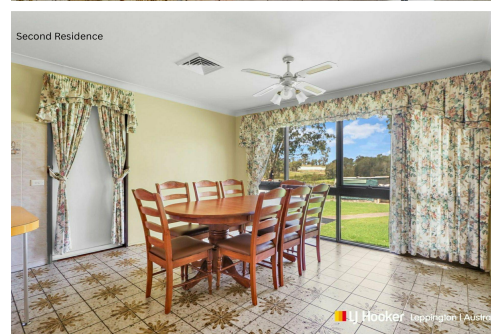
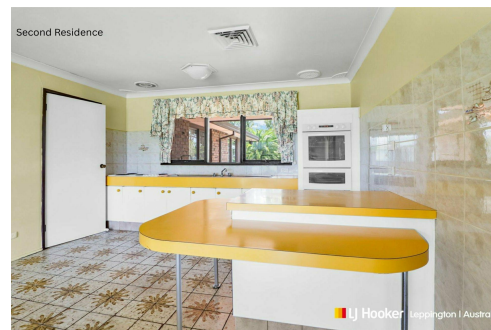
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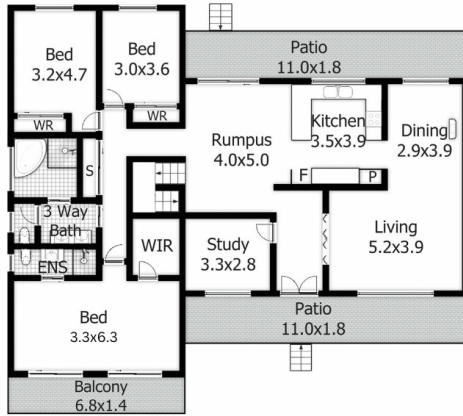
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road,
LEPPINGTON NSW 2179

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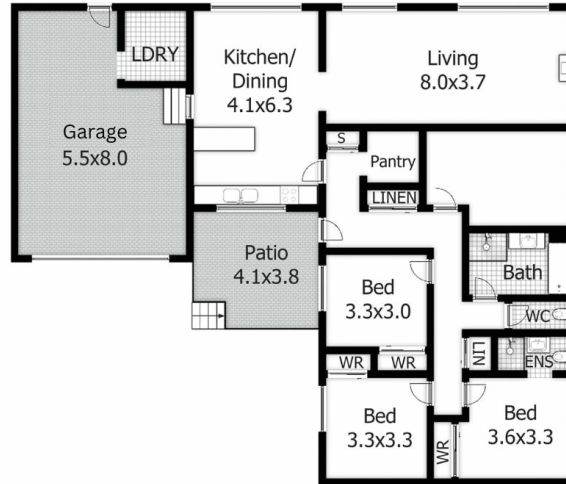


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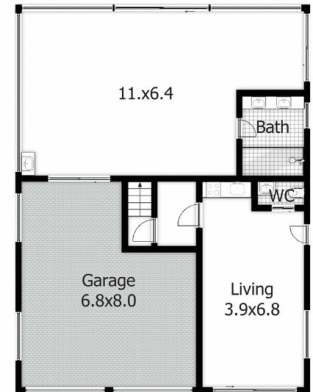
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Main Residence



Second Residence



Office/Studio

DISCLAIMER:

This floorplan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.