



**LJ Hooker**



61 Alma Road, Leppington

## Expansive Almost 5 Acre\* Family Holding with Lifestyle, Income & Future Potential

Set proudly on 4.94 acres\* (2 ha\*) of level and usable land in the heart of Leppington, this impressive acreage holding delivers the perfect combination of lifestyle, space and future potential within one of South West Sydney's fastest evolving growth corridors.

Positioned high on the block, the substantial double-storey residence has been designed for large family living, offering five bedrooms, three bathrooms and a double car garage. Generous proportions throughout are complemented by multiple indoor and outdoor living zones, creating a functional and versatile layout suited to growing families, multigenerational living or those simply seeking space and privacy without compromising on convenience.

A separate storage building with bathroom, town water, wide frontage and highly usable land further enhance the appeal, while the property also offers potential for a secondary dwelling or additional improvements subject to council approval. Beyond the immediate lifestyle on offer, the property also presents strong long-term land banking appeal within the broader South West Growth Area, with Leppington continuing to experience significant infrastructure and population growth.

5 3 2

**FOR SALE**

Price Range \$5,500,000 to \$6,000,000

**VIEW**

By Appointment

**AGENTS**

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**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.

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Conveniently located only moments from Leppington Train Station, schools, shopping facilities and major arterial roads, this is an opportunity to secure a substantial acreage holding with either immediate enjoyment or rental return plus exciting future upside. Whether you are searching for a premium family acreage, a strategic investment or a versatile property with long-term growth potential, this outstanding holding offers flexibility and possibilities that are becoming increasingly difficult to find in the Leppington market.

- 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	W3J1T
Property Type	AcreageSemi-rural
Land Area	2 hectare

**Wayne Grimson 0425 340 522**

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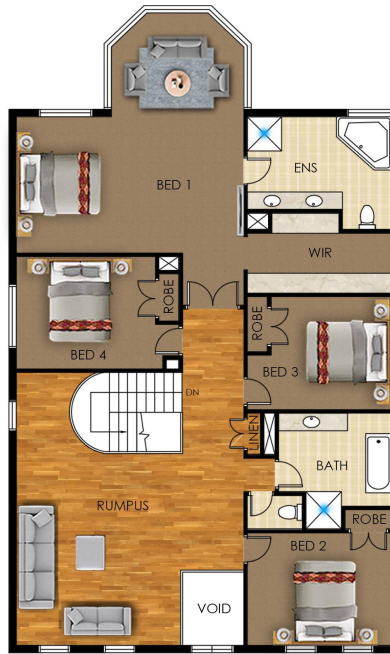
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



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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.