



63 Wills Road, Long Point

## Prime Clear Block with Development Potential in Long Point!

A unique and highly sought-after offering, combining expansive land potential, lifestyle living, and future development opportunities. Set on a perfectly level and clear approximately 11,000 m<sup>2</sup> block with no trees, this property presents an incredible opportunity for homeowners, investors, developers, or those seeking acreage living close to the city.

The true value lies in the land &ndash; clear, usable, and offering the potential to subdivide 2 blocks, 5500 m<sup>2</sup>; (Subject to Council Approval), making this a rare investment opportunity in a tightly held pocket. With excellent road frontage and a flat layout, the block is ideal for redevelopment, business use, or creating a dream lifestyle estate.

The existing four-bedroom residence offers comfortable living with functional spaces, making it suitable for immediate occupation, rental income, or renovation while plans for the land are pursued.

This property also comes with the unique possibility of a business

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**FOR SALE**  
SOLD- \$3,000,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

takeover option with freehold, offering further income potential for the right buyer.

Set in the peaceful and picturesque suburb of Long Point, this is acreage living at its finest &ndash; all just 50 minutes from Sydney CBD.

Property highlights:

- Expansive approximately 11,000 m<sup>2</sup>; flat block with no trees
- Potential subdivision (Subject to Council Approval) into two blocks- 5500m<sup>2</sup>;
- Comfortable & beautiful well-maintained four-bedroom home
- Prime opportunity for developers, investors, or acreage buyers
- Business takeover opportunity with freehold included
- Excellent road frontage and access
- Tranquil rural setting just 50 minutes to the Sydney CBD
- Close to local amenities, schools, and transport options

Opportunities like this are exceptionally rare &ndash; a blank canvas with endless potential in a premium location. Whether you're looking to invest, develop, or enjoy spacious living close to the city, 63 Wills Road, Long Point delivers on all fronts.

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## MORE DETAILS

Property ID	F54HG3
Property Type	House
Land Area	11000 m2

**Ozair Turabi 0410321786**

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