



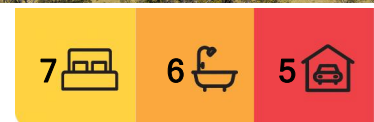
Luddenham

Proudly Sold by LJ Hooker Camden & Bringelly & Colliers

LJ Hooker Camden | Bringelly and Colliers are delighted to present 2 large homes in Luddenham to the market for sale via Expression of Interest. The property offers an unparalleled opportunity to acquire a substantial landholding set amidst the growth occurring in Western Sydney.

The property encompasses an expansive 25-acre* parcel of prime rural land strategically located near the Western Sydney International Airport (WSI) - Sydney's upcoming 24-hour international airport. Two residences grace the property, each offering unique opportunities.

The main house, built in 2017, is a testament to meticulous design and craftsmanship, featuring a state-of-the-art kitchen with SMEG appliances, large windows bathing the interiors in natural light, and breathtaking rural views. Comprising 3 spacious bedrooms, a large rumpus/4th bedroom, a commercial-grade kitchen, abundant storage and a luxury fit-



For Sale
Please Call

View
ljhooker.com.au/FTQHUD

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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.

out all contribute to this impressive residence.

The second dwelling, while requiring some renovation, presents immense potential. Totalling 4 spacious bedrooms, a renovated kitchen, and an in-ground saltwater pool are all perfect for a comfortable family home. Encompassing its own driveway, it could serve as a secondary residence for extended family or be leveraged as an income-generating asset.

It features a brick shed with a concrete floor, 3 phase power, sleeps out, and 4 stables; it is an asset available for various uses. With 3 fenced paddocks and 4 dams, the land is perfectly set up for agricultural services if desired.

It is located amidst significant capital investment and government infrastructure projects, including the Western Sydney Aerotropolis, Bringelly Road Upgrade, The Northern Road Upgrade, and the North-South Rail Link.

This property represents an exceptional investment opportunity for discerning buyers who recognise the significant growth potential of Luddenham and the broader Western Sydney market. This property is worth your attention with the transformative developments in the vicinity.

To discuss this opportunity in further detail or schedule a private viewing, please get in touch with the exclusive agents using the details provided below.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to conduct their own enquiries at all times and not solely rely on the information and photos provided here, as well as discussions with agents or their representatives.

More About this Property

Property ID	FTQHUD
Property Type	House
Land Area	25 acre

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

65 Silverwood Avenue, Luddenham

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