



1370 Menangle Road, Maldon

Strategic Landholding with Income & Long-Term Upside

Expressions Of Interest Closing Date - Wednesday 25th March 2026
Positioned in a rapidly evolving growth precinct, this substantial 40.5 hectare* landholding presents a compelling opportunity for investors and land-bankers seeking scale, income and future potential.

Set high on the land to capture expansive rural outlooks, the property is improved by a double-storey character residence currently leased, offering immediate holding income while the surrounding region continues to transform.

The home features three bedrooms, including a master with built-in robe, a charming timber kitchen and generous living areas. Outside, the property is well equipped with fenced paddocks, three dams, water tanks, a large shed, and a fenced house yard - ideal for rural living or continued tenancy.

Of particular significance is the property's strategic location. Positioned directly opposite future employment land and within close proximity to a proposed growth corridor[^], the land is surrounded by ongoing development activity and substantial infrastructure investment. Located neighbouring the Wilton Growth Area, this incredible holding sits within one of the region's most promising long-term growth zones and with the WSI Airport Inauguration scheduled for 2026, the property is well placed to benefit from strong future

3 1 2

FOR SALE
Expressions Of Interest

VIEW
By Appointment

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

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growth, increased connectivity, and rising demand.

Whether held as a secure income-producing asset or land-banked to capitalise on future rezoning and development momentum[^], this is a rare opportunity to secure scale, position and potential in a tightly held and increasingly sought-after precinct.

Key highlights include:

- 40.5 hectares* (100 acres*) of strategically positioned land.
- Currently leased character residence providing holding income.
- Three-bedroom double-storey home with timber features.
- Three dams, water tanks, large shed & fenced paddocks.
- Elevated setting with expansive rural views.
- Positioned opposite future employment land.
- Adjacent to proposed growth corridors and major infrastructure investment.
- Neighbouring the Wilton Growth Area.

- 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 | M4J1T |
| Property Type | AcreageSemi-rural |
| Land Area | 40.5 hectare |

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