



1370 Menangle Road, Maldon

3 1 2

## 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

### FOR SALE

Expressions Of Interest

### VIEW

By Appointment

### AGENTS

Brandon Larsen

0408 639 495

[brandon@ljhunedgroup.com.au](mailto:brandon@ljhunedgroup.com.au)

Tanya Novek

04370 52 365

[tanya@ljhunedgroup.com.au](mailto:tanya@ljhunedgroup.com.au)

### AGENCY

LJ Hooker United Group

1800 486 4833

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<sup>^</sup>, 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.

<sup>^</sup> 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

**Brandon Larsen 0408 639 495**

Sales Executive | [brandon@ljhunitedgroup.com.au](mailto:brandon@ljhunitedgroup.com.au)

**Tanya Novek 04370 52 365**

| [tanya@ljhunitedgroup.com.au](mailto:tanya@ljhunitedgroup.com.au)

**LJ Hooker United Group 1800 486 4833**

41 Wentworth Road, BRINGELLY NSW 2556

[unitedgroup.ljhooker.com.au](http://unitedgroup.ljhooker.com.au) | [reception@ljhunitedgroup.com.au](mailto:reception@ljhunitedgroup.com.au)

