



1370 Menangle Road, Maldon

Strategic Landholding with Income & Long-Term Upside

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 growth, increased connectivity, and rising demand.

3 1 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Brandon Larsen
0408 639 495
brandon@ljhunitedgroup.com.au

Tanya Novek
04370 52 365
tanya@ljhunitedgroup.com.au

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.

LJ Hooker

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

Brandon Larsen 0408 639 495

Sales Executive | brandon@ljhunitedgroup.com.au

Tanya Novak 04370 52 365

Sales Executive | tanya@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au

