







460 Maguires Road, Maraylya

Sold At Auction

Premium Location & Development Potential

Welcome to 460 Maguires Road Maraylya, a lifestyle property that delivers space, serenity and set upon 22.75 acres with a massive 454m road frontage.

Gently undulating and mostly cleared, the land is zoned RU6 with potential for subdivision into 5 acre lots (S.T.C.A).

Equipped with machinery sheds, yards & fenced paddocks, make this acreage one not to be missed!

Improvements include.

Main Residence:
- 4 oversized bedrooms with mirrored built-in robes
- Master suite offers "His & Her" walk-in robes plus private ensuite
- Tasmanian Oak Kitchen with electric appliances
- Formal & informal living areas plus rumpus room

Self-Contained Granny Flat:
- 3 generous sized bedrooms
- Well-appointed kitchen with ample cupboard space
- Combustion fire & split system air conditioner

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.

7 3 14

FOR SALE
Auction

AGENTS
Anthony Bucca
0418 972 882
abucca.leppington@ljhooker.com.au

AGENCY
LJ Hooker Leppington | Austral
(02) 9606 4311

LJ Hooker

Equine & Machinery Facilities:

- Machinery Shed 30m x 12m* with 2 internal stables
- 2nd shed 14m x 9m* plus 14m x 10m attached carport
- 14 stables, tac room, wash bay

Located within proximity to Box Hill & Rouse Hill Town Centres, quality schools, and major transport links, this property combines rural charm with urban convenience.

Secure your lifestyle investment in the rapidly growing Maraylya community and enjoy the best of both worlds.

Auction Details:
Date: Saturday 30th of May, 2026
Time: 3:00pm
Venue: On Site

For inquiries and to schedule a private viewing, please call Co Exclusive Listing Agents
Anthony Bucca 0418 972 882 LJ Hooker
Hamish Rogers 0418 966 224 Hamish Rogers Realty.

Don't miss out on this extraordinary opportunity!







- Some images in this advertisement have been virtually furnished and are for illustrative purposes only. All areas and dimensions are approximates only.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.



MORE DETAILS

Property ID	1296HCV
Property Type	AcreageSemi-rural
Land Area	22.7 acre
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Fire Place
	Dishwasher
	Outdoor Entertaining



Anthony Bucca 0418 972 882
Sales Manager | abucca.leppington@ljhooker.com.au

LJ Hooker Leppington | Austral (02) 9606 4311
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179
leppington.ljhooker.com.au | leppington@ljhooker.com.au

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.

460 Maguires Road, Maraylya



HAMISH ROGERS REALTY

LJ Hooker
Leppington | Austral

Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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