



31 Station Road, Menangle Park

Prime Opportunity 8,922m², Zoned R2 & R3

INSPECT BY APPOINTMENT

The team at LJ Hooker St Andrews is proud to present this exceptional new listing. A rare landholding opportunity in the heart of Menangle Park, offering outstanding potential for developers and investors looking to capitalise on the continued growth of Sydney's thriving south west corridor.

Set on a 8,922M² parcel, this property benefits from dual zoning

- The front of the block is Zoned R3 Medium Density Residential (with a minimum lot size of 300m²)
- The majority of the block is Zoned R2 Low Density Residential (with a minimum lot size of 420m²)

Key Highlights

- Located within the rezoned Menangle Park precinct
- Subdivision potential under current zoning controls (Subject to Council Approval)
- Dual zoning advantage: Part R2 / Part R3
- Existing 3 bedroom cottage and horse paddocks, opportunity for a holding income while planning
- Significant land size: 8,922m² (approx.)

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.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker St Andrews
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- Close to Campbelltown CBD, transport links, schools, and future infrastructure
- Positioned in a rapidly evolving growth area with increasing buyer demand

Why Menangle Park?

Menangle Park is undergoing a major transformation, emerging as a high growth residential hub with strong government planning support, improving infrastructure, and proximity to key employment centres

Opportunities of this scale and zoning flexibility are becoming increasingly scarce.

Ideal For

- Developers seeking mixed lot subdivision potential
- Investors land banking in a high growth corridor
- Builder developers looking for scale and flexibility

Located approximately

- 500 metres from Menangle Park train station
- 600 metres from Club Menangle
- 1.1 km from Menangle Country Club
- 3.0km from Broughton Anglican College
- 3.6km from the entry and exit ramps of the M31 Hume Motorway city bound
- 7.5km from Macarthur Square Shopping Centre and Macarthur Train Station

Opportunities of this calibre are rarely offered

Enquire now to secure a premium site in one of NSW's most promising growth precincts

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MORE DETAILS

Property ID	Q43H9H
Property Type	House
Land Area	8922 m2
Including	Air Conditioning Toilets (2) Built-in-Robes

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