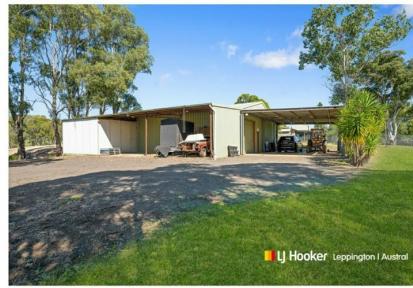


LJ Hooker Leppington | Austral



130-134 Mount Vernon Road, Mount Vernon

Motivated Owners - Property Must Be Sold!

Positioned in one of the most tightly held pockets of Mount Vernon, this is an exceptional opportunity to secure a cleared, gently sloping and elevated 5.75 acre parcel with sweeping district views.

Offering the perfect balance between rural tranquillity and urban convenience the property is located close to the M7 & M12 motorways, Western Sydney International Airport, and just moments to Bradfield, Penrith, Wetherill Park and is positioned near one of the largest industrial precincts in the Southern Hemisphere, ensuring strong future growth and connectivity.

The existing residence is a charming and spacious family home featuring:

- 4 generously sized bedrooms
- Expansive lounge with combustion fireplace
- Open plan kitchen and dining area
- Separate family room and dedicated study
- High 2.7m ceilings throughout
- Ducted air conditioning
- Extensive use of cedar and timber finishes
- Wide verandahs overlooking a covered outdoor entertaining area

4 🏠 3 🚗 8 🚗

FOR SALE
SOLD AT AUCTION

AGENTS

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mcavagnino.leppington@ljhooker.com.au

Anthony Bucca
0418 972 882
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AGENCY

LJ Hooker Leppington | Austral
(02) 9606 4311

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

Outdoors, the property continues to impress with:

- Large inground swimming pool with cabana
- 3 horse stables
- Massive 16m x 18m Colourbond machinery shed with 3m high roller door, complete with office, kitchenette, shower, toilet and 3-phase power
- Additional 7m x 12m shed annexure
- Fully fenced grounds with dam
- Established fruit trees and usable acreage

Enjoy a peaceful rural lifestyle without sacrificing convenience, with local private schools, shops and essential amenities all within easy reach.

To be sold via Public Auction On Site
Saturday 23rd of May, 2026 at 2:30pm (unless sold prior)

A rare offering combining lifestyle, scale and future potential, opportunities like this are seldom available.

- 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	128SHCV
Property Type	AcreageSemi-rural
Land Area	5.75 acre
Including	Ducted Cooling Ducted Heating Toilets (3) Pool Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

Michael Cavagnino 0418 166 149

Licensee | mcavagnino.leppington@ljhooker.com.au

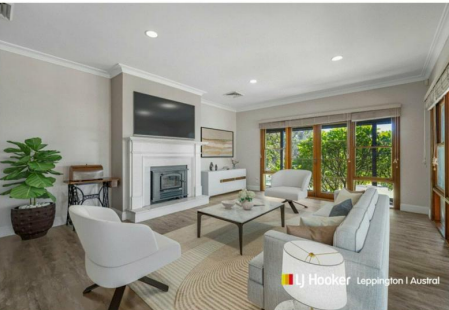
Anthony Bucca 0418 972 882

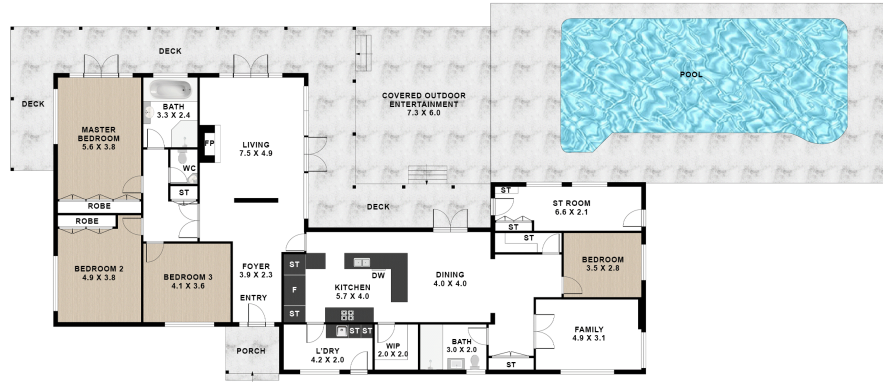
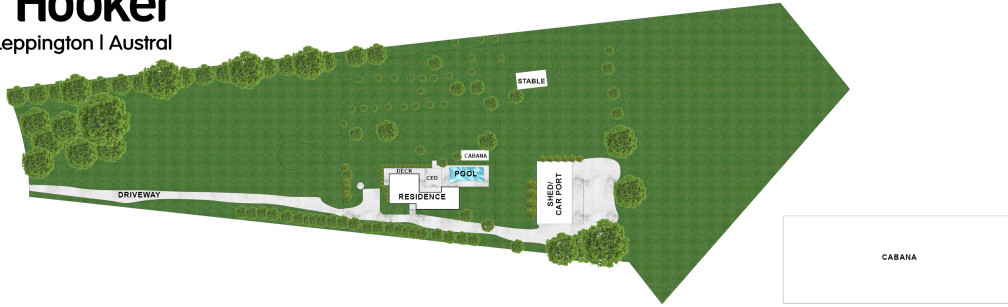
Sales Manager | abucca.leppington@ljhooker.com.au

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130-134 Mount Vernon Rd, Mount Vernon

Disclaimer: This floor plan is used for marketing purposes only and is subject to errors and inaccuracy. The marketing Agent & Maraj Media will not accept any liability. Interested parties should make and rely on their own enquiries.