

76 Cleveland Road (Angus), Riverstone

## Expansive Block with Dual Frontage & Existing Residence

Sanjeev Kumar and the LJ Hooker Schofields | Riverstone team presents 76 Cleveland Road, Angus. Set on a substantial approx. 2,972sqm parcel with dual frontage, this property offers enormous potential, flexibility, and rarity in today's market.

With approximately 45.72m frontage at the front and 30.48m at the rear, the block is well-proportioned and highly usable, currently configured with 6 lots to the front and 4 lots to the back, making it ideal for land-banking, lifestyle buyers, or those exploring long-term value upside (STCA). This is a standout offering for buyers seeking scale, frontage, and strategic positioning.

The existing residence and improvements add immediate usability and income potential, supported by existing use rights on the building. Functional and well-maintained, the home is complemented by multiple sheds, services, and practical inclusions, making it comfortable for family living or interim use while planning future possibilities.

### Key Features:

" Approx. 2,972sqm level landholding

2 1 0

### FOR SALE

Just Listed

### VIEW

Sat 21st Feb @ 2:20PM - 2:40PM

### AGENTS

Sanjeev Kumar

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Kit Patel

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kit.patel@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone

02 9157 4077

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.





- " Dual frontage —approx. 45.72m front & 30.48m rear
- 6 lots front / 4 lots back configuration
- One shed included
- Existing use rights on the building
- Electric cooktop and oven
- Lounge room with split system air conditioning
- Roller shutters featured at various windows
- Bathroom facilities include 2 sinks, shower, toilet, and rear sink
- Enviro-cycle system
- Multiple internal rooms plus lounge area
- Two 3500 litre water tanks either side of the house

#### Location Highlights:

- Approx 2.6km to Riverstone Station
- Approx 5.6km to Schofields Station
- Approx 5.6km to Schofields Shops
- Approx 6.1km to Costco, IKEA, Aldi, Bunnings and more shops
- Approx 6.8km to Carmel Village Shopping Centre
- Approx 8.7km to Tallawong Metro
- Approx 9.9km to The Ponds Shopping Centre
- " Approx 10.6km to Rouse Hill Town Centre
- " Approx 10.8km to TAFE NSW —Nirimba

#### School Catchment:

- Approx 1.0km to Australian Christian College
- Approx 4.0km to Riverstone Public School
- Approx 4.1km to Norwest Christian College
- Approx 4.3km to Riverstone High School
- Approx 11.1km to Wyndham College

An opportunity like this won't last long on the market, call Sanjeev Kumar on 0433 289 620 now to make an offer!

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**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only. Please be advised that all measurements and drone photos are approximate and there are no formal fence boundaries. For accurate measurements, we highly recommend getting the land surveyed. STCA - Subject to Council Approval

## MORE DETAILS

Property ID	4U9HXY
Property Type	House
Land Area	2972 m2
Including	Water Tank

### Sanjeev Kumar 0433 289 620

Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

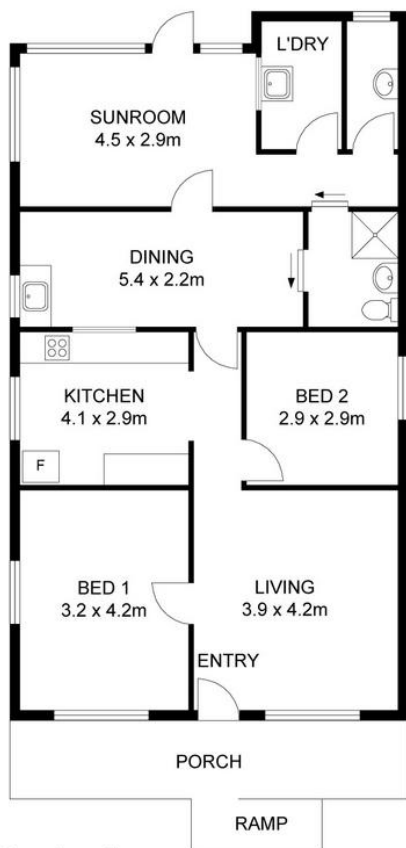
### Kit Patel 0466 412 920

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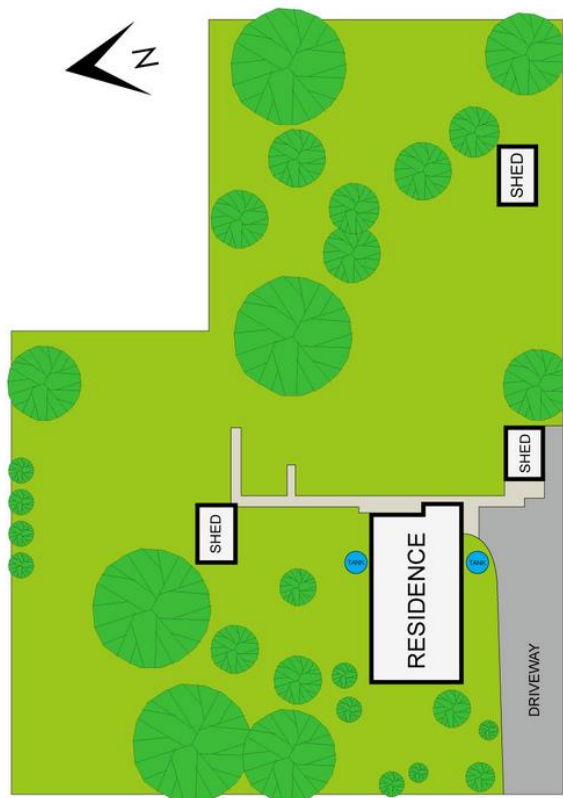
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0 1 2 3 4 5  
SCALE (METRES)



## 76 Cleveland Road, Riverstone

**Disclaimer:** Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Sync Studios Pty Ltd

