31 Wynyard Avenue, Rossmore

PRIME 10 ACRES IN ROSSMORE!

LJ Hooker Camden & Bringelly are proud to present a very rare offering in the Rossmore Precinct of the Greater Aerotropils Plan. This is your opportunity to secure a prime 10.2 acres (approx 4.13ha) parcel of flat, cleared and elevated land perfect for a wide range of uses.

The Rossmore Precinct is proposed to be large urban centre within having a perfect proximity to the new Aerotropolis and Leppington CBD's. The generous 157m frontage being very attractive for future developers wanting to secure a large foothold in the precinct allowing scope for multiple opportunities once rezoning occurs.

Currently home to a large 3 bedroom dwelling with open spaces and an enormous sunroom over looking the property. The shed is impressive and divided into multiple sections allowing space for home business to operate, potential extra rental income or just a perfect place to house all equipment.

With the property used previously for housing greyhounds, there are great dog facilities with a large number of Greyhound runs and shelters professionally fenced and in working order.

3 1 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Joe Safi
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AGENCY
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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

The land is vastly clear and elevated being completely flood free. The two dams on the property being a great scenic outlook and practical in recent droughts never running out of water. You can be rest assured that stock on the land will be catered for with an abundance of water available.

An extra benefit for this property is the telecommunications tower providing an annual excellent return for the vendors. This is an incredible aid to cash flow for any land banker, investor developer whilst preparing for renting of the property.

The Aerotropoilis Precinct has very recently been rezoned on the 1st October 2020, with maps and plans in place to prepare building the new city directly adjacent to the New Badgerys Creek Airport due to commence operations from 2026. There are plans for building to be from 50-70m high within the centre to give an idea on the scale of the Western Sydney Parkland City.

This property is very close to all the action and the opportunity is here to secure now to benefit later.

Main points to note:
- Approximately 10.2 acres (approx 4.13ha)
- Approximately 157m frontage
- Within the Rossmore Precinct of the Aerotropolis Plan being proposed Urban development
- Under Liverpool Council LGA
- Large 3 bedroom home
- Various sheds spaces available
- Annual income from telecom tower
- Set up with greyhound dog runs
- 2 dams

Disclaimer: All information contained herein is true and correct to the best of our ability however, we encourage all interested parties to carry out their own enquiries at all times.

MORE DETAILS

Property ID	3YJ1N
Property Type	AcreageSemi-rural
Land Area	10.2 acre

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