45 Whitaker Road, Rossmore

5 2 4

DA Approved Landscape Yard, Shed and Hardstand With Truck & Dog Access With Exceptional Future Growth Upside

Positioned within one of Western Sydney's fastest-growing corridors, this five-acre property combines approved Development Application for a landscaping materials supply facility (including hardstand, massive 600sq.m shed, large storage yard, and truck access suitability) with significant future growth upside under proposed residential zoning aligned to the Western Sydney Aerotropolis framework.

Set on a five acre parcel, the property offers a strong mix of comfortable family living today and short - medium term strategic opportunity.

Located on a road with proposed direct access to the emerging Bradfield CBD, it sits within a major infrastructure and growth corridor supported by the NSW Department of Planning and Environment, adding further confidence to its future value.

FOR SALE
$4,999,000 - $5,498,000

VIEW
By Appointment

AGENTS
Joe Safi
0410 798 219
joe.safi@ljhooker.com.au

AGENCY
LJ Hooker Bringelly
(02) 4655 2111

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 mostly cleared, usable, and fully fenced with post and rail fencing, well suited for trucks, heavy vehicle access, and operational use.

The home is a renovated four-bedroom brick veneer residence featuring tiled living areas, carpeted bedrooms, built-in robes, formal dining, and two living areas. The kitchen includes timber benchtops, a dishwasher, and ample storage.

Year-round comfort is provided by split-system air conditioning and a double-sided combustion fireplace.

Outdoors, the property features an inground pebblecrete saltwater pool, large entertaining area, security cameras, bird aviary, and greenhouse for vegetables.

Additional improvements include a detached shed and an attached fully self-contained one-bedroom granny flat with a renovated kitchen and split system air conditioning, ideal for guests, extended family, or rental income.

A versatile holding offering lifestyle appeal, business opportunity, and strong future development upside in a rapidly evolving precinct.

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	2EJ1P
Property Type	AcreageSemi-rural
Land Area	2 m2

Joe Safi 0410 798 219
Licensed Real Estate Agent | joe.safi@ljhooker.com.au

LJ Hooker Bringelly (02) 4655 2111
BRINGELLY NSW 2556,
bringelly.ljhooker.com.au | camden@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.

LJ Hooker