







56 Rossmore Crescent, Rossmore

Prime 5.56 Acres* in the Heart of Rossmore's Growth Precinct

If you're looking beyond today and towards the future of South-West Sydney, this 5.56-acre* (2.25 ha*) level and cleared landholding represents an opportunity with significant long-term potential. Positioned within the South-West Growth Precinct and surrounded by major infrastructure investment, the property offers the chance to secure a substantial parcel of land in an area poised to benefit from continued growth, improved connectivity and future development.
Ideally located approximately 800 metres from the proposed Rossmore Train Station and within easy reach of Western Sydney International Airport, Bringelly Road and The Northern Road, the property enjoys a strategic position surrounded by significant infrastructure and future development.
Set towards the front of the property is a solid three-bedroom home offering two bathrooms, a spacious kitchen and dining area, separate lounge with slow combustion fireplace and split-system air conditioning. The home flows to an impressive covered outdoor entertaining area featuring an outdoor kitchen, pizza oven and automatic blinds.
Adding further appeal is the saltwater inground swimming pool with waterfall feature, together with a double garage, double carport and an enormous three-bay double-brick shed with electric roller doors.

3 1 7

FOR SALE
Price Guide $3,700,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

The shed incorporates an adjoining area with a new bathroom, separate laundry/washroom space and 315 L hot water system, offering excellent scope to potentially be adapted into granny flat accommodation, subject to council approval. The property offers three-phase power, town water, septic system with sprinklers and water tank.
Combining a substantial parcel of level, usable land with excellent existing improvements and a highly strategic Rossmore location, this is an outstanding opportunity to secure acreage with lifestyle appeal today and exciting potential for the future.

Disclaimer:
- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	14BJ1T
Property Type	AcreageSemi-rural
Land Area	2.25 hectare

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