

**102 Racecourse Ave, Menangle Park, NSW 2563**



**Sold Acreage**

Monday, 14 August 2023

102 Racecourse Ave, Menangle Park, NSW 2563

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 7841 m2**

**Type: Acreage**



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## Contact agent

Extremely rare opportunity to invest and develop in the new Menangle Park Masterplan Precinct. This property in a prime growth corridor delivers immense opportunity to carry out an attractive subdivision (subject to relevant approvals). Located in the heart of the Menangle park masterplan, fronting the railway line and offering 7841 metres of land this parcel is re-zoned residential and ready to subdivide. Features:- 7841 sqm site (approx).- Excellent opportunity for a small lot sub-division- R2 low density residential- Gently sloping parcel, ideal platform for land clearing- Located in the fast-growing corridor of Menangle Park with high land demand- Positioned within walking distance to train station- Existing dwelling on the property that is currently tenanted to long term tenants- Minimum allotment size of 420 sqm- Situated near the proposed large shopping centre Future conveniences proposed are the extension of the electrified train to Menangle Park, future town centre as well as entry/exit onto the freeway via Glenlee Road. This 7841 m2 block offers a fruitful opportunity for the savvy developer to be able to purchase and reap the rewards now and or in the very near future. Disclaimer: All information contained herein is gathered from sources we deemed or believed to be reliable. Domain NSW Real Estate do not warrant the accuracy of the information and interested persons should rely wholly on their own inquiries.