

**12 Jersey Road, Schofields, NSW 2762**



**Acreage For Sale**

Wednesday, 27 March 2024

12 Jersey Road, Schofields, NSW 2762

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1 m2**

**Type: Acreage**



Nathan Vincin  
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## Auction Guide \$2,500,000

Spanning 3.8 acres, this prime parcel combines an abundant land offering with strategic positioning. Fronting two roads, it promises ease of access and vast potential, situated at the cusp of a region undergoing significant transformation. Located between Schofields' residential expansion and Marsden Park's business and commercial hub, the property is an attractive prospect for future financial return, serving as a bridge between the two centres. Connectivity enhances the site's appeal, with Richmond Road, the M7 motorway, and Schofields Station nearby, ensuring seamless access across Sydney. This network of transport options boosts its value and highlights its potential as a pivotal hub in a rapidly evolving area. This property represents a premium land banking opportunity. Zoned RU4 and potential uses subject to council approval are Agricultural produce industries; Bed and breakfast accommodation Cemeteries; Community facilities; Crematoria; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings Home businesses; Home industries; Intensive plant agriculture; Landscaping material supplies; Local distribution premises; Places of public worship; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Veterinary hospitals; Water reticulation systems. Features: - 3.8-acre prime land offering with dual road frontages - Ideal land banking opportunity between two major growth hubs - Convenient access to Richmond Road, the M7 motorway, and Schofields Station - Strategic bridge between residential areas and commercial hubs - RU4 zoning plus existing two-bedroom home - Currently leased to a long-term tenant, providing a stable income stream - Region poised for significant transformation, ensuring immediate and future growth Contact your friendly Cutcliffe agent today for more information or to arrange a private inspection.