

157 Lytton Road, Angus, NSW 2765

Residential Land For Sale

Sunday, 26 May 2024



157 Lytton Road, Angus, NSW 2765

Area: 1107 m2

Type: Residential Land



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Chiu Wai Mark Tam
0295808469

Contact Agent

Exceptional Land Offering: Three Adjoining Lots We are pleased to present a rare opportunity to acquire three adjoining lots, collectively spanning approximately 1,007 square meters. These parcels offer a combined frontage of 22.8 meters and a depth of 44.2 meters, providing ample space for a variety of future development possibilities.

Strategic Location for Future Growth Situated within the Marsden Park North Precinct, these lots are part of a strategic area slated for future development as planned by the state government. This location is poised to benefit significantly from upcoming infrastructure and community enhancements.

Convenient Access to Key Amenities-

- Transport:** A short drive to Riverstone Railway Station ensures easy commuting options.
- Shopping:** Close proximity to Riverstone Town, Rouse Hill Town Centre and local shops for everyday convenience.
- Business Hubs:** Near the M7 and the Marsden Park Business Park, placing you at the heart of emerging commercial opportunities.
- Community Services:** Centrally located, providing seamless access to all essential services and amenities.

Current Zoning The land is currently zoned RU4 Primary Production Small Lots, making it ideal for a range of future development opportunities, subject to rezoning and planning approvals.

Investment Potential This offering represents a significant investment opportunity in a rapidly developing area. The strategic location and the planned state government development initiatives make this an attractive proposition for astute investors and developers looking to capitalize on future growth. Please call Simon at 0450475247 for more information.

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