

**210-224 Kingswood Road, Orchard Hills, NSW 2748**



## **Acreage For Sale**

Wednesday, 20 March 2024

210-224 Kingswood Road, Orchard Hills, NSW 2748

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



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## AUCTION - Price Guide \$6,999,999.00

Southlands Estate Agents proudly presents an unparalleled opportunity in the vibrant suburb of Orchard Hills. Situated at 210-224 Kingswood Road, this remarkable 5-acre parcel of land is poised to become a cornerstone of the area's transformation. Nestled within the proposed Neighbourhood C precinct of Orchard Hills, this property boasts a magnificent multigenerational single-level home featuring 4 bedrooms, 3 bathrooms, a double garage, and a substantial 12x12 machinery shed. Strategically positioned on Kingswood Road, this gem resides within the Orchard Hills draft rezoning precinct, set to undergo a remarkable evolution driven by the imminent arrival of the Orchard Hills Metro Station and the Western Sydney International Airport – Australia's first 24-hour international airport, slated for opening in 2026. Key highlights for Developers and Investors:

- Expansive 5.0 acres (2.02 hectares) of prime land nestled in a high-growth pocket of Western Sydney.
- A superbly positioned block, predominantly cleared, and boasting elevated vistas.
- A stunning single-level residence offering 4 bedrooms, 3 bathroom, 2 car garage, multiple living areas providing comfort and versatility, complemented by a fully fenced property and a generous 12 x 12 machinery shed.
- Just 4.6km away from the Orchard Hills Metro Station, currently under construction as part of Australia's largest public transport project.
- Situated within the Orchard Hills rezoning area, designated as 'Neighbourhood Precinct C', promising a wealth of development opportunities.
- Currently tenanted with the tenants receptive to stay on board during the planning processes.
- Invest in a property that will benefit from the substantial infrastructure developments, including the 24/7 operational Western Sydney International (Nancy-Bird Walton) Airport, enhancing connectivity and accessibility for the region.

This presents an exceptional chance to secure a stake in the rezoning process, leveraging the substantial infrastructure investments underway. Don't miss the opportunity to make your mark in Orchard Hills' exciting future. Visionaries; The Future is Bright: Be Part of Orchard Hills' Success Story For the first time ever offered to market, this exceptional property offers exciting possibilities for discerning developers and astute investors alike. While the auction date is still to be confirmed, we encourage you to register your interest today. This ensures you'll be notified the moment the date is set, giving you a head start on securing this prime opportunity. Don't miss out – The vendor reserves the right to sell prior to auction. Schedule a tailored consultation with the team at Southlands Estate Agents on 4721 1111 to discuss your development vision. Disclaimer: Whilst we have obtained all information from sources, we believe to be reliable we deem this information: however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own inquiries.