

# 25 The Retreat, Bringelly, NSW 2556

 Badgerys Creek Property

## Sold Apartment

Thursday, 17 August 2023

25 The Retreat, Bringelly, NSW 2556

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 60000 m2

Type: Apartment



Chris Brophy  
0407600258

## Contact agent

Badgerys Creek Property proudly presents to the market for sale 25 The Retreat Bradfield, NSW, Australia. This property will provide the purchaser with the unique opportunity to develop high density residential apartments in the "First Priority" release area within Bradfield City Centre and adjacent to Aerotropolis Metro Station which are now both well under construction within the Western Sydney Aerotropolis. The purchaser of this property will benefit from the following:

- \* The best positioned, high density residential development site in the "First Priority" release area of Bradfield City (Sydney's 3rd City)
- \* Land Area: 20,130sqms / (4.97 acres) approximately
- \* Zoned: Mixed Use
- \* Land Use: High Density Residential
- \* FSR: 3:1 allows a potential 60,000 sqm\* of floor space^\*
- \* Height 56 metres (approximately 18-19 storeys)^ \*
- \* 450 metres approximately to Aerotropolis Metro Station and located within the Bradfield City Centre (the first building is under construction at Bradfield - see the attached photos)
- \* Services (sewer, power, water) for Bradfield currently being installed - Call Chris for services maps
- \* Two (2) high quality four (4) bedroom houses on site for holding income\*\*
- \* Billions of Dollars of infrastructure spending within the Western Sydney Aerotropolis including Western Sydney Airport, M12 Motorway, Sydney Metro - Western Sydney Airport, Upper South Creek Advanced Water Recycling Centre (Sewage Treatment Plant), Endeavour Energy power installation, Jemena Gas
- \* Western Sydney Airport is due to open in 2026 along with the Sydney Metro and M12 Motorway
- \* The first Western Sydney Aerotropolis Development Applications are currently going through the approval process and buildings will be under construction shortly

Don't miss out on an outstanding opportunity to secure a strategically located development site within the Bradfield City Centre. (This is like buying 2 hectares in the middle of Parramatta) Call Chris Brophy of Badgerys Creek Property on 0407 600 258 for more details and to receive an information memorandum. We can provide links to planning and services maps. Inspections are by appointment only.\* Photo identification must be presented to the agent by all parties prior to inspections.\* All areas are approximate and images have indicative outlines^ Subject to Government and Council approval