

**28 Melbourne Road, Grantham Farm, NSW 2765**



**Sold Residential Land**

Tuesday, 5 September 2023

28 Melbourne Road, Grantham Farm, NSW 2765

Area: 923 m2

Type: Residential Land



Lisa Harris

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**\$550,000**

Presenting a valuable opportunity to acquire two side-by-side vacant blocks within the master-planned Riverstone precinct, a central hub of the North West Growth Area. Spanning a combined total of 1,112-square-metres, the generous block comprises two 461.6-square-metre parcels. The R2 Low Density Residential zoning not only underscores the potential of these lots but also hints at the chance for future subdivision (STCA) and untapped viability as a land banking investment, given the surrounding area's continued growth and development. Conveniently positioned between Riverstone and Vineyard train stations, the property enjoys easy access to Sydney's transport system, in addition to a quick 20-minute drive to the M7 motorway. In this direction, a short distance reveals the Sydney Business Park with retail giants like IKEA and Costco, while in the other direction, Windsor Rd and Rouse Hill Town Centre are just 15 minutes away. Features: - Two side-by-side vacant blocks in a master-planned precinct - Central location in the North West Growth Area - Total size of 1,112-square-metres, split into two 461.6-square-metre lots - R2 Low Density Residential zoning with development potential (STCA) - Strategic land banking investment in a rapidly growing area - Close to multiple train stations, 20-minute drive to M7 motorway - Proximity to Sydney Business Park and Rouse Hill Town Centre Contact your friendly Cutcliffe agent today to organise a visit.