

**357 Boundary Road, Maraylya, NSW 2765**



**Acreage For Sale**

Saturday, 11 May 2024

357 Boundary Road, Maraylya, NSW 2765

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 10**

**Area: 10 m2**

**Type: Acreage**



Tim Cutcliffe  
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## **Auction Guide \$6,500,000**

Spanning over 25 acres of RU6-zoned land, this property rests on the fringe of the expanding Box Hill and Gables residential precincts. Its landscape features two serene dams, cleared pastures, and abundant bushland, ideal for those seeking a quiet lifestyle or a strategic investment in a regional growth area. The unique estate includes two substantial, privately positioned homes, each with four bedrooms and two bathrooms. House 1 secures a weekly rental of \$680, while House 2 earns \$530. An additional \$250 per week comes from the top paddock, ensuring a steady income stream and financial returns. Located near the thriving developments, this property offers the dual benefits of immediate rental income and the opportunity to land bank as the area develops, enhancing its future value potential. Just a 10-minute drive to Carmel Village Shopping Centre and under 20 minutes to Rouse Hill Town Centre, the property is well positioned to take advantage of the region's growing amenities while also being under an hour from Sydney CBD. Features: - Over 25 acres of RU6-zoned rural land bordering Box Hill and Gables - Features two tranquil dams, expansive pastures, and dense bushland - Ideal for serene living or strategic regional investment - Includes two large, secluded homes with four bedrooms and two bathrooms each - House 1 rents for \$680/week; House 2 for \$530/week - Additional income of \$250/week from the top paddock - Proximity to new developments offers land banking opportunities - Under 20 minutes to Windsor and Rouse Hill and less than an hour from Sydney CBD Contact your friendly Cutcliffe agent today for more information.