

**37 Greendale Road, Bringelly, NSW 2556**



**House For Sale**

Tuesday, 30 April 2024

37 Greendale Road, Bringelly, NSW 2556

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 10 m2**

**Type: House**



Daniel Ritchie  
0246552111



Jaylen Berroa  
0408505148

## Expressions of Interest closing 30th May at 4pm

\*\* Expressions of Interest closing Thursday 30th May at 4pm. Contact Daniel & Jaylen today \*\*LJ Hooker Camden & Bringelly are proud to present this 25\* acre (10.15\*Ha) property for sale being within the Dwyer Road Precinct of the Aerotropolis Plan. With 219\*m frontage on Greendale Road and a whopping 448\*m frontage on Tyson Road, this corner block is an incredibly rare opportunity to secure a prime real estate holding within the future Aerotropolis plan. With a mix of timbered and cleared level land, there is a good potential of uses for this property now and into the future. Currently zoned RU4 land, the Dwyer Road precinct currently identifies as proposed Enterprise zoning. Featuring an older 4 bedroom brick veneer house and small shedding, the opportunity arises for the new owner to make good use of the land under current zoning entitlements with a foothold to be part of the greater plans for the Aerotropolis area. The property well centred between 2 major road networks, being 2\*km from the new Northern Road/Bringelly Road interchange and 2.1\*km from the proposed Outer Sydney Orbital (being a major transport corridor connecting the new M12 to the Hume Highway towards Menangle). Greendale road would become an ideal link road between this proposed corridor and Bringelly, proving a fantastic opportunity investment to get in early. With the Badgerys Creek Airport set to take off in 2026, there is a lot of exciting developments proposed within the neighbouring suburb of Bringelly, and Greendale is set to benefit due to its close proximity. Be sure to be in contact to arrange an inspection to view.

LOCAL DEVELOPMENT NEWS\* Construction of Western Sydney International (Nancy-Bird Walton) Airport is underway and on track to begin operations in 2026. The airport is a transformational infrastructure project that will generate economic activity, provide employment opportunities closer to home for people in the Western Sydney region, and meet Sydney's growing aviation needs. (Excerpt from <https://www.westernsydneyairport.gov.au/>)\* The Aerotropolis Planning Package and supporting technical studies for the initial precincts were finalised on 25 March 2022. (Excerpt from <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Western-Sydney-Aerotropolis>) The Sydney Metro-Western Sydney Airport project has received planning approval from both the Australian and NSW Governments, and construction started in 2020. Major construction, including station excavation, is set to begin in late 2022. (Excerpt from <https://www.sydneymetro.info/westernsydneyairportline/>\*) Approximately(\*\*) S.T.C.A(\*\*\*) According to Section 10.7 (9) of the Contract dated 04 April 2024(^) Western Sydney Aerotropolis Plan, September 2020

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to conduct their own enquiries at all times and not solely rely on the information and photos provided here and discussions with agents or their representatives.