

# 392 Nutt Road, Londonderry, NSW 2753



## Acreage For Sale

Saturday, 27 April 2024

392 Nutt Road, Londonderry, NSW 2753

**Bedrooms: 8**

**Bathrooms: 7**

**Parkings: 25**

**Area: 5 m2**

**Type: Acreage**



Phil Commandeur  
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## EXPRESSIONS OF INTEREST

Open for Inspection: Saturday 4 May 11:00am - 11:30am Secure your part of Sydney's promising future with this expansive and versatile property, where the potential for growth and profitability is as vast as the land itself. Explore this exceptional 5.22 hectare property, perfectly positioned in the rapidly evolving landscape of Western Sydney. A stone's throw from Penrith - often referred to as Sydney's second city - this expansive landholding offers limitless potential for development, investment, and growth. This prime location is not just a land purchase; it's an investment in the future with upcoming infrastructural enhancements set to redefine the region's economic landscape. Merely minutes away, the impending Western Sydney International Airport promises to be a hub of commerce and connectivity, dramatically increasing the value of surrounding areas. Moreover, the construction of new beaches and enhanced public transport options, including expanded train networks, will make this area a coveted spot for residential and commercial development. The existing structures on the property include a main house and multiple units, providing immediate accommodation options with potential for rental income or temporary use while planning and development take place. The main residence features a blend of living spaces, two bedrooms, multiple bathrooms, and a sunny eat-in kitchen, while additional units offer flexible living or rental solutions. The potential for a mixed-use development or a specialised community project will take advantage of the property's generous size and strategic location. The proximity to major projects such as the new beach and Sydney's second airport places this parcel at the centre of growth and excitement, perfect for forward-thinking investors and developers. As Sydney continues to expand, properties like 392 Nutt Road are rare finds, offering vast open spaces so close to major urban developments. More than a land purchase, this property is key to unlocking substantial returns through strategic development, capitalising on the region's booming infrastructure and increasing demand. For further information contact Phil Commandeur +61434035119