

**410 McKee Road, Theresa Park, NSW 2570**

**McGrath**

**Sold Other**

Wednesday, 27 September 2023

410 McKee Road, Theresa Park, NSW 2570

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Area: 13 m2**

**Type: Other**

**\$1,650,000**

EOI Closing 5pm 25/10/23 Positioned peacefully in one of the most highly sought after pockets of Theresa Park is this picturesque 13.84HA property that is perfectly suited to a multitude of different buyers. It's blue-chip location offers all the conveniences of city living nearby whilst also enabling you to have that idyllic rural lifestyle. If you have an interest in agribusiness, the farm is currently equipped with all the necessary infrastructure and is ready to be utilised as a fully operable market garden. With limited availability for property in this space, not only is this well suited to those looking to expand on their current agriculture pursuits, savvy investors will also see tremendous value in the yield potential of this holding. Frontage to the Nepean River can ensure productivity through irrigation and allows you to indulge in an abundance of water activity's such as freshwater fishing, canoeing or simply a quick dip on a hot summer's day. In dry times, water security is assured with a coveted 64 Megalitre water license and water infrastructure throughout the property. Key features include:- Building entitlement- 64ML water license- 13m x 28m Shed- 3 Phase power- Large cool room- On-site accommodation- Fully deer fenced- Road frontage- Ample watering infrastructure LGA: WOLLONDILLY Zone: RU1 Land Use: Primary Production Camden - 17mins (16km), The Oaks - 16mins (16km), Narellan Town Centre - 20mins (19km), Sydney CBD - 70mins (82km). All this located within 34km of the new Western Sydney International Nancy-Bird Walton Airport and a short drive to the proposed M9 Orbital which will make accessing the infrastructure and amenities that an international airport brings with it even easier.\* Whilst all care has been taken to provide the best and most accurate information, all parties should rely on their own due diligence for all listings.