

**45 Frederick Street, Londonderry, NSW 2753**



**Residential Land For Sale**

Saturday, 2 March 2024

45 Frederick Street, Londonderry, NSW 2753

Area: 6000 m2

Type: Residential Land



Craig Donkin  
0245712500

## **Auction Guide \$1,850,000**

This rare heavy vehicle truck yard has thrived, benefiting from existing rights use that attest to its enduring value and operational legacy. The property boasts a vast hardstand area, a truck pit, and a machinery shed with an office, ensuring seamless operation and management. Its proximity to Penrith, Richmond, and Windsor townships, along with easy access to major thoroughfares including Richmond Road, The Northern Road, and the M2, M7, and M4 motorways, makes this property an ideal hub for businesses seeking strategic location and commercial opportunity. Features: - Semi-rural Londonderry land offering of approximately 6,282 sqm across six titles (purchaser is advised to make their own enquiries on the exact land size) - Currently operating as a heavy vehicle yard with existing rights use - Features include a vast hardstand, town water, truck pit, and machinery shed with office - Strategically located near Penrith, Richmond, and Windsor townships - Direct access to major roads and motorways ideal for commercial operations - Extremely rare opportunity - Operating for approximately 50 years with 24 hour truck movement - Neighbouring 4 bedroom home of approximately 1,956 sqm on 2 titles available to purchase with this property Speak to your friendly Cutcliffe agent today to organise a visit.