

**54 Old Stock Route Road, Oakville, NSW 2765**



**Acreage For Sale**

Tuesday, 9 January 2024

54 Old Stock Route Road, Oakville, NSW 2765

**Bedrooms: 6**

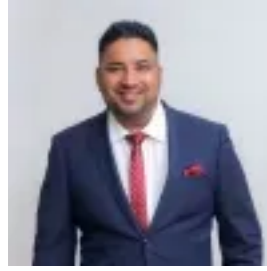
**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage**



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## Contact Agent

Discover an extraordinary opportunity nestled in the heart of Oakville. This exceptional property, perfectly suited for acreage lifestyle living or strategic land banking, is situated in a tranquil yet well-connected location. Immerse yourself in the charm of rural living on this exclusive 5-acre parcel, harmoniously blending the allure of the countryside with the convenience of a sought-after location in the rapidly expanding Oakville region of Sydney. With the potential for future development in one of Sydney's most coveted areas, this property is a must-see! Additionally, it boasts a Shed with a granny flat, providing a lucrative rental return opportunity for savvy investors.

**Development Potential:** This five-acre levelled prime land falls under the growth zone and can potentially be subdivided into approximately 35-40 lots in a prime location following future zoning considerations (STCA). It is strategically positioned just 800 meters away from Stage 2 Zoning Prospect on Commercial Road.

**Property Highlights:** - 6 bedrooms come equipped with built-in wardrobes, convenient and stylish storage solutions. - Featuring a generous 4-car space, the ample parking ensures convenience. - 3 nicely designed bathrooms, spaces are made to be both practical and indulgent, providing a private oasis for unwinding and refreshing.

**Location Highlights:** Current R2 Development Estate - 4 minutes (2.5km) Hills of Carmel Box Hill Shopping Centre - 8 minutes Santa Sophia Catholic College - 10 minutes Norwest Business Park, Rouse Hill Metro - 12 minutes Oakville is easily commutable to Sydney CBD - 56km. Parramatta CBD - 29km Don't miss out on exploring the immense potential and unique features of this property that perfectly blend rural tranquillity with future development opportunities.

**For Inspections and more Information:** Please Call Aish on 0498 117 611 or Ranbir on 0412002953.

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