

18 Stony Creek Road, Shanes Park, NSW 2747



Acreage For Sale

Saturday, 29 June 2024

18 Stony Creek Road, Shanes Park, NSW 2747

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: Acreage



Craig Donkin
0245712500

Forthcoming Auction Guide \$1,995,000

Brimming with potential, this versatile five-acre parcel (2.02ha), strategically placed in the North West Growth Area, offers the perfect blend of practicality and promise. The RU4-zoned, level and arable lot with town water supply make it ideal for various land uses, including market gardens, nurseries, small farms, or truck and heavy vehicle use and storage (STCA). The property features a tidy three-bedroom brick residence in a private home yard, complete with a separate shed with a double garage, workshop space and carports for all your vehicle and equipment storage needs. Boasting the convenience of main road frontage and seamless access to the M7 and Sydney Business Park via Richmond Road, the property also enjoys prime land banking potential with significant residential developments emerging directly adjacent. Features: - Versatile five-acre parcel in the North West Growth Area (2.02ha) - Level and arable lot with town water supply - RU4 zoning, ideal for market gardens or truck and heavy vehicle storage (STCA) - Tidy three-bedroom brick residence with a private home yard - Separate shed space for vehicle and equipment storage - Main road frontage with easy access to the M7 and Sydney Business Park - Land banking potential with major residential developments adjacent. Links: <https://www.buildsydney.com/north-west-growth-area/> <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/north-west-growth-area> Contact your friendly Cutcliffe agent today for more information or to arrange a private inspection.