

# Lot 5 & 6 Sandstone Place, Richmond, NSW 2753

## Residential Land For Sale

Tuesday, 28 May 2024



Lot 5 & 6 Sandstone Place, Richmond, NSW 2753

Area: 11 m2

Type: Residential Land



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## Lots from \$540,000

Presenting 2 exceptional rural parcels in the premium Richmond Rise subdivision, Lots 5 and 6 reveal unique characteristics and amenities, delivering an opportunity to acquire as a substantial combined holding or individually, with the assets focused solely for agricultural use within this verdant farmland. Please note these lots are not for residential purpose. Lot 5, spanning an impressive 8.258 hectares (20.40 acres), is a remarkable offering. Boasting a generous 30ML water licence, the property ensures ample supply for any agricultural venture, along with town water, 3-phase power and a fully fenced perimeter. This lot represents an extraordinary investment with a price guide ranging from \$850,000 to \$935,000. Meanwhile, lot 6 spans 3.721 hectares (9.19 acres) and offers its own advantages. Equipped with bore water and a dam, the property provides alternative water resources, as well as town water and 3-phase power. Also, fully fenced and with frontage along Cornwells Lane, lot 6 is available for acquisition at a price guide of \$540,000 to \$590,000. Both lots enjoy excellent vehicle access from the bitumen Sandstone Place road, which bisects the parcels, facilitating easy transport and connectivity. Furthermore, the RU2 zoning enhances their desirability, allowing for various land use options such as turf farming, market gardens, sustainable agriculture, and horse and cattle breeding or agistment (STCA). The unrivalled appeal of these properties extends beyond their boundaries. With proximity to the thriving Richmond township, landholders can access a range of amenities, including major retail and business precincts, educational institutions, and sporting facilities. The convenience of nearby businesses catering to agriculture supplies and services further enhances the property's attractiveness as a strategic investment within the booming Western Sydney region.

Features: - 2 exceptional rural parcels in premium Richmond Rise subdivision - Opportunity to acquire individually or as a substantial combined holding - Verdant farmland permitted for agricultural use only - Lot 5: 8.258 hectares (20.40 acres) with 30ML water licence - Lot 6: 3.721 hectares (9.19 acres) with bore water and dam - Both lots have town water, 3-phase power, and are fully fenced - Vehicle access from Sandstone Place, Lot 6 with frontage to Cornwells Lane - RU2 zoning allows for various land use options - Potential for turf farming, market gardens, sustainable agriculture (STCA) - Proximity to Richmond township, amenities, and agricultural industry Please note these lots are not for residential purpose. Contact your friendly Cutcliffe agent today for more information or to arrange an inspection.