

Approximately

Indicative outline only



# FOR SALE Prime land with 2 modern houses in Rossmore ...

For Sale  
Contact Agent  
For Sale

Land/Development • Other • Commercial Farming

48 Bellfield Avenue, Rossmore, NSW 2557

**Floor Area:**

1,170 m<sup>2</sup>

**Land Area:**

1.87ha (4.61 acres) (approx)



## Property Description

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- **Land Area: 18,660sqms / 4.61 Acres**
- **Two (2) Quality Houses and sheds on site**
- **Future "Urban Land" (Residential)**

Badgerys Creek Property is pleased to present to the market for auction, 48 Bellfield Avenue Rossmore.

This property presents as an outstanding opportunity to invest in Australia's most exciting and dynamic development precinct - the Western Sydney Aerotropolis.

The purchaser of this property will benefit from:

- Land Area: 18,660 sqms / 4.61 acres approximately\*

- Two (2) modern houses on site with two (2) sheds

- Elevated land with no creeks or watercourse

\* Current zoning RU4 under Liverpool Council

\* Proposed future land use earmarked as "Urban Land" under the recently released Western Sydney Aerotropolis Plan (likely Residential development land)

\* Located only 2.7 kilometres\* from the Bradfield Western Sydney Aerotropolis City Centre and the Bradfield Metro Train Station - (Sydney's Third City now under construction)

\* Located only 850 metres\* (approx) from the proposed Rossmore Train Station and CBD

\* Good access to the soon to be constructed M12 Motorway that links the M7 Motorway to Western Sydney Airport and The Northern Road

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## Additional Details

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**Zoning**  
RU4

**Parking Comments**  
Ample parking on site

48 Bellfield Avenue, Rossmore, NSW 2557



**Chris Brophy**

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**Badgerys Creek Property -  
KEMPS CREEK**  
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2178