

**46 Stony Creek Road, Shanes Park, NSW, 2747**



**Acreage Semi-rural For Sale**

Thursday, 28 November 2024

46 Stony Creek Road, Shanes Park, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Acreage Semi-rural**



Craig Donkin  
0245712500

## Rare Two-Hectare Site with Endless Possibilities

A rare and unrestricted two-hectare landholding in the North West Growth Area, this exceptional property offers incredible potential for future development (STCA). Fully flood-free and free of easements, no biodiversity or proposed road routes, it's a prime opportunity for visionary investors to secure a high-growth parcel.

Bordering key residential developments in Melonba and Marsden Park, this site could play a key role in the region's transformation, with potential inclusion in an earmarked area for 500 future residential homes. Its strategic location within Shanes Park positions it perfectly to capitalise on the area's expansion.

The property is situated directly opposite Yiraaldiya National Park and currently features a three-bedroom, one-bathroom home, ideal for rental income. With its unrestricted status and proximity to established residential precincts, this is your chance to secure a flood-free parcel in one of Sydney's most exciting growth corridors.

Features: - Two-hectare unrestricted landholding in the North West Growth Area - Fully flood-free, with no easements or proposed road routes - Prime location near residential developments in Melonba and Marsden Park - Potential inclusion in an earmarked area for 500 future residential homes (STCA) - Includes a three-bedroom, one-bathroom home for rental income - Boundless scope for land bankers with mass shortage of building lots in Sydney

<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/north-west-growth-area/shanes-park>

Contact your friendly Cutcliffe agent today for more information or to arrange a private inspection.