

166 Guntawong Road, Riverstone, NSW, 2765

Land For Sale

Thursday, 5 December 2024

166 Guntawong Road, Riverstone, NSW, 2765

Type: Land



Raj Mangat
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Endless Possibilities in Prime Location

Laing + Simmons Box Hill is excited to introduce this prime R3 zoned medium density development site of 20,200m² in Blacktown city council.

'Guntawong Estate' at Rouse Hill, is ideally located in Sydney's rapidly developing Northwest Growth Area. The 2.02ha property, zoned R3 Medium Density, provides a rare opportunity to secure a raw prime in-fill landholding in the highly sought after Sydney metropolitan residential market.

APARTMENTS, TOWNHOUSES, TERRACES, LAND SUBDIVISION (STCA)

Boasting the most versatile zoning for residential development, apartments, townhouses, terraces, and land subdivisions are all compliant with the planning controls. As part of the Northwest Region Growth Centre, you could expect to achieve approximately 50 Torrens Titled Lots, and / or as previously approved, it can accommodate 231 apartments, or anything in between.

As a result, this exceptional offering is poised to capture one of the most highly sought-after residential markets in Northwest Sydney.

SURROUNDED BY DEVELOPMENT

Surrounded by recently completed residential housing estates, this property enjoys proximity to DA approved and/or under construction developments by renowned names such as Bathla, Castle Group, and Park Hill Property Group.

PROPERTY HIGHLIGHTS

Highly sought after medium density land holding - Rare opportunity to secure a prime infill development site - R3 Residential Zoning provides flexibility in design - Value add via development approval - Multiple neighbouring properties under construction - Capitalise on the Sydney housing shortage crisis - Highly marketable location neighbouring B2 local centre - Minutes Metro Station, schools, childcare, shopping, hospital, business parks, sporting facilities & more

- 5.3km from Carmel Village Shopping Centre
- 4.2km from Rouse Hill Town Centre & Metro Station
- 2.1km from Tallawong Metro Station
- 10.km from the M7 Motorway
- 22.8km from Parramatta CBD
- 47.7km from Sydney CBD
- Box Hill City Centre (upcoming)
- Rouse Hill Hospital (upcoming)

Disclaimer: The information provided above has been obtained from sources deemed reliable, but we do not guarantee its accuracy. Prospective buyers are advised to make their own inquiries and assessments.