



44 MAYFAIR ROAD, MULGOA, NSW 2745

Exclusive 11.2-Acre Estate With DA Approved Plans for an Executive Residence

4.53 hectares, 11.19 acres

Showcasing a rare and highly exclusive offering, this premier 11.2-acre allotment comes with plans for a council approved executive residence.

It is nestled within one of the regions finest blue ribbon locations and boasts 270 degree views from the Blue Mountains to the Mulgoa valley, reaching as far as Sydney's CBD.

This once-in-a-lifetime estate is positioned on a country no-through road and enjoys private walking trails to historic Riley's Mountain Track and Nepean Narrows Lookout.

- Over 650m of road frontage with kerb and gutter alignment
- Phone services are available
- Immersed in an abundance of native flora and fauna
- Fully fenced 11.2 acre block set in a blue ribbon location
- Saves 6-9 months of work for the purchaser/developer

TYPE: For Sale

INTERNET ID: 22574692

SALE DETAILS

**\$1,800,000 -
\$1,975,000**

CONTACT DETAILS

PENRITH
348 High Street
PENRITH, NSW
02 4732 5055

Damian Sexton
0438 212 810

- Surrounded by the finest multi-million dollar estates
- Enjoy about 5 arable acres on the level to sloping land
- Situated alongside the historic and iconic Fernhill Estate
- Eight minutes from the Greater West Metro and M4
- Astute investment opportunity in a high-growth location
- Moments from Badgerys Creek Airport and Western Sydney Aerotropolis

There is a straight forward bio banking agreement to maintain a section of the land. Its purpose is to preserve the exceptional bio diversity of this magnificent area, and its funding through a specialist consultant. Play a part in providing a sanctuary for some of Australias rarest wildlife.

Disclaimer: While we have been provided with the above inclusions and information, Elders Real Estate Penrith/Wallacia gives no guarantees regarding the accuracy or up-to-date nature of the details at hand. All interested parties are encouraged to make their own independent enquiries in order to confirm whether the information is accurate.

- Land Area 4.5290 hectares



