



621 Windsor Road, VINEYARD, NSW 2765

"Prime Vineyard Development Site with Windsor Road Exposure!"

Joy and Ranbir from Elders Real Estate Box Hill / Rouse Hill proudly present this premium residential development opportunity along the highly sought-after Windsor Road in Vineyard.

Strategically located within one of Sydney's most dynamic growth corridors, this rare landholding offers high exposure, flexible zoning, and immense development potential. With immediate access to essential infrastructure and key transport links, this is an unmissable opportunity to capitalise on Vineyard's rapid transformation and growing demand for residential housing.

Zoning & Land Use

This offering presents versatile development potential with the following zoning:

R2 Low Density Residential

C4 Environmental Living

TYPE: For Sale

INTERNET ID: 39P0663

CONTACT DETAILS

Joy Sarao
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SP2 ### Infrastructure (Drainage)

RE1 ### Public Recreation

Development Possibilities (STCA)

With scope to develop a well-balanced and diverse residential community, the site supports a mix of smaller blocks (300###500sqm) and larger lifestyle lots (1500###2000sqm). Permitted uses include:

Dwelling houses & group homes

Exhibition villages

Neighbourhood shops & community facilities

Educational establishments & centre-based childcare facilities

Indoor & outdoor recreation facilities

Tourist & visitor accommodation

Why These Sites Stand Out

Prime Exposure: High-visibility Windsor Road location in a thriving growth precinct

Essential Utilities Ready:

Connected to Sydney Water and wastewater systems

Telstra, NBN, and electricity readily available

Existing Dwelling:

A double brick home featuring 4 spacious bedrooms, 3 bathrooms, and a 2-car garage

Suitable for owner occupation or rental investment while development approvals are underway

Strategic Position: Located within Stage 1 of the Vineyard Precinct, offering excellent access to schools, transport, and major developments

Key Development Details

Location: Windsor Road, Vineyard Precinct (Stage 1)

Municipality / LGA: Hawkesbury City Council

Planning Legislation:

SEPP (Precincts â## Central River City) 2021

Hawkesbury Growth Centres Precinct Plan â## Appendix 12

DCP 2018

Zoning: R2, C4, SP2, RE1

Net Residential Density Yield: 15â##18 dwellings per hectare

Maximum Building Height: 9 metres (typically two-storey dwellings)

Services:

Water, wastewater, Telstra, NBN, and single-phase electricity connected

Proximity to Infrastructure:

3.4km to Vineyard Train Station

5.1km to Riverstone Station

8km to Rouse Hill Town Centre / Sydney Metro

17km to Norwest Business Park

18km to Castle Hill, 26km to Parramatta, 50km to Sydney CBD

Seize This Rare Development Opportunity

With R2 Low Density Residential zoning in the heart of the North-West Priority Growth Area, this site represent the last remaining small-scale development parcels in Vineyard. Secure your future in one of Sydney's fastest-growing regions - ideal for boutique developers or strategic investors.

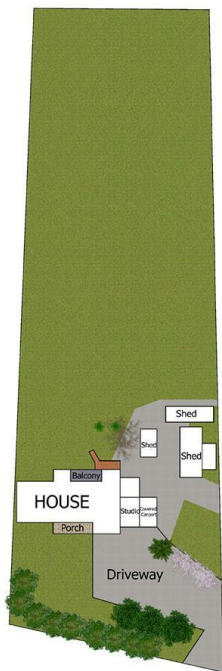
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 4
- Double garage



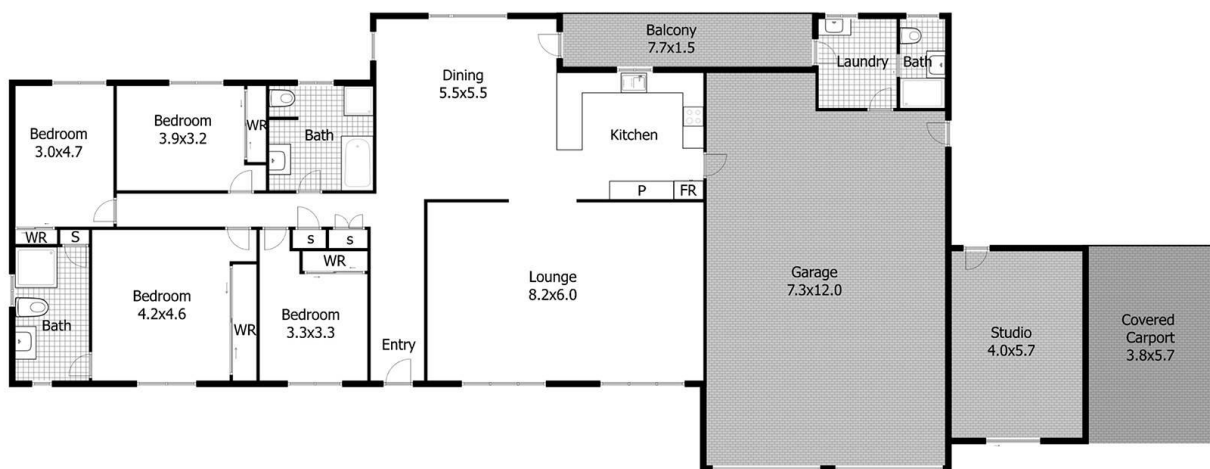




621 Windsor Rd, Vineyard



Siteplan



Floorplan

DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent will not accept any liability Interested parties should make and rely on their own enquiries