



45 Speets Road, OAKVILLE, NSW 2765

Rare 5-Acre Flood-Free Acreage in Oakville – Lifestyle & Land Banking Potential

Secure your slice of the future with this rare 5-acre (flood-free) property, offering the perfect balance of lifestyle appeal and long-term investment potential. With RU4 zoning and a prime location in the heart of Sydney's North West growth corridor, this expansive holding presents an unparalleled opportunity to create your dream residence, pursue agricultural ventures, or land bank for future capital growth.

Privately set back from the road, the land enjoys an elevated position with spectacular sunset views across to the Blue Mountains. Existing infrastructure adds immediate practicality with multiple sheds, solar power, and town water-making this a highly versatile acreage.

Key Features

Three generous indoor living areas, including a bright sunroom

Seamless flow to a pergola-covered entertaining area, perfect for year-round gatherings

TYPE: For Sale

INTERNET ID: 39P0736

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Sparkling in-ground saltwater pool framed by a vast sunlit yard and mature trees

Modern induction kitchen with quality appliances, dishwasher, and adjoining dining area

Five spacious bedrooms, master retreat with walk-in robe and ensuite

Three bathrooms including a full three-way bathroom plus ensuite to the master

Character-filled interiors enhanced by skylights, bay windows, and polished timber floors

4-bay Colorbond shed with 2 hoists plus 3-bay barn/machinery shed with gravel flooring

Comfort features include ducted air conditioning, timber ceiling fans, and ample storage

3-car garage with 4 additional carports

18 solar panels, 2 rainwater tanks, and Envirocycle septic system

Location Highlights

Current R2 Development Estate â## 5 mins (3.5km)

Hills of Carmel & Box Hill Shopping Centre â## 10 mins

Santa Sophia Catholic College â## 10 mins

Norwest Business Park & Rouse Hill Metro â## 15â##20 mins

Parramatta CBD â## 29km | Sydney CBD â## 56km

This is a rare chance to secure acreage in a prime location with significant upside in a rapidly developing suburb. Enjoy the peaceful charm of rural living while holding land in one of the North West's key growth corridors.

Contact

- Land Area 2.02 hectares
- Bedrooms: 5
- Bathrooms: 3
- 3 car garage











All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.