



260 Old Pitt Town Road, OAKVILLE, NSW 2765

Lifestyle Acreage with Space, Comfort & Endless Potential

Elders Real Estate proudly presents this rare opportunity to secure an exceptional

approx. 4.5-acre flood-free property in the heart of Oakville - offering the perfect balance of lifestyle appeal, modern living, and incredible future potential.

Set in a peaceful and highly sought-after location, this beautifully presented property features a renovated family home, versatile outdoor facilities, and prime land within a growth zone, ideal for future subdivision or development (STCA).

Property Features:

4 spacious bedrooms with built-ins, including master with ensuite

2 beautifully renovated bathrooms, additional toilet in laundry.

Recently renovated kitchen with modern finishes, ample storage, and breakfast bar

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 39P0752

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

Ranbir Sangha
0412 002 953

One generous living area plus media room (optional fifth bedroom or guest room)

4-car garage with internal access and ample parking space

Three large sheds offering excellent storage, workspace, or hobby options

Sparkling in-ground swimming pool with surrounding entertaining area

Town water connection with Extra water tank for irrigation system.

Approx. 4.5 acres of level, usable, and flood-free land with wide frontage and easy access

Unmatched Development Potential (STCA):

Prime land within a growth zone

Potential future subdivision into 35-40 residential lots (STCA)

Excellent opportunity for investors, developers, or land bankers seeking long-term gains

Zoning & Location:

Zoned RU4 - Primary Production Small Lots under Hawkesbury City Council

Hills of Carmel & Box Hill Shopping Centre - 10 mins

Santa Sophia Catholic College - 10 mins

Norwest Business Park - 20 mins | Rouse Hill Metro - 15 mins

Parramatta CBD - 29km | Sydney CBD - 56km

Easy access to Windsor Road, and the M7 motorway

Positioned within Sydney's fast-growing North West Growth Corridor

Offering the ultimate combination of lifestyle, location, and development potential, 260 Old Pitt Town Road stands out as a truly rare Oakville opportunity - ideal for families, investors, and developers alike.

Other features: 3 Phase Power, Area Views, Close to Schools, Close to Shops, Kitchenette, Pool, Security System

- Land Area 1.823 hectares
- Bedrooms: 5
- Bathrooms: 2

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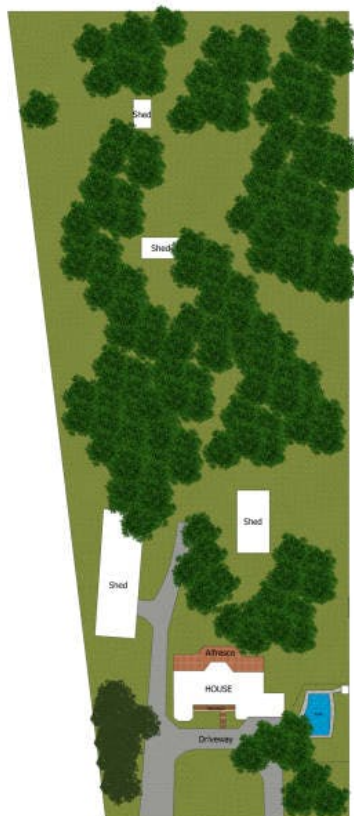
- 4 car garage











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



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