



## 29 Commercial Road, VINEYARD, NSW 2765

Prime 3.70Ha Site in Sydney's North West Growth Corridor

Joy Sarao & Ranbir Sangha from Elders Real Estate Rouse Hill/ Box Hill proudly present this exceptional 3.70-hectare (approx.) landholding in the heart of Sydney's rapidly expanding North West Growth Corridor-offering outstanding long-term land banking potential with immediate lifestyle and business-use appeal.

Zoned RU4, the expansive parcel enjoys prominent main road exposure and captures spectacular sunset views towards the Blue Mountains. The land provides a versatile blank canvas-whether you choose to hold as a strategic investment, establish agricultural or business uses (STCA), utilise as a truck yard, or plan for a future dream residence or rezoning opportunity (STCA).

Adding further value is a large shed with office space, offering excellent functionality for storage, business operations, or future leasing potential.

With R2 rezoning already approved just 3 minutes away, this location is positioned strongly for future growth and rezoning potential (STCA), making it an increasingly rare offering in a tightly held precinct.

### Key Features:

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:** 39P0784

### CONTACT DETAILS

**Joy Sarao**  
0490395231

Approx. 3.70Ha premium landholding

RU4 zoning

Main road frontage.

Large shed with office facilities

Panoramic Blue Mountains views

Future rezoning potential (STCA)

Ideal for land banking, investment, or business use

Prime Location Highlights:

Hills of Carmel / Box Hill Shopping Centre # 5 minutes

Santa Sophia Catholic College # 7 minutes

Vineyard Train Station # 4 minutes

Norwest Business Park & Rouse Hill Metro # 12 minutes

Sydney CBD # 56km

Parramatta CBD # 29km

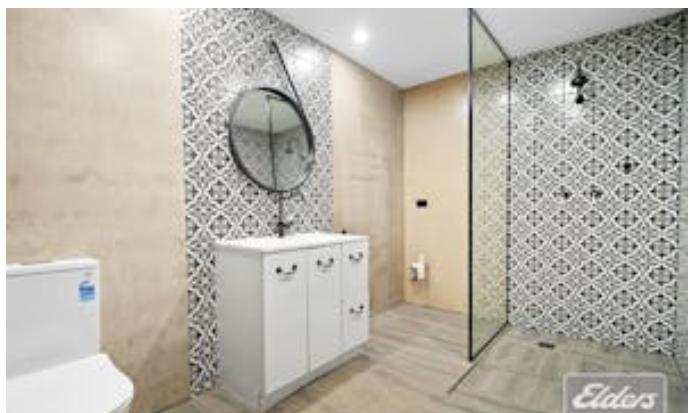
This is a rare opportunity to secure a substantial landholding in a proven growth corridor with strong upside and future potential.

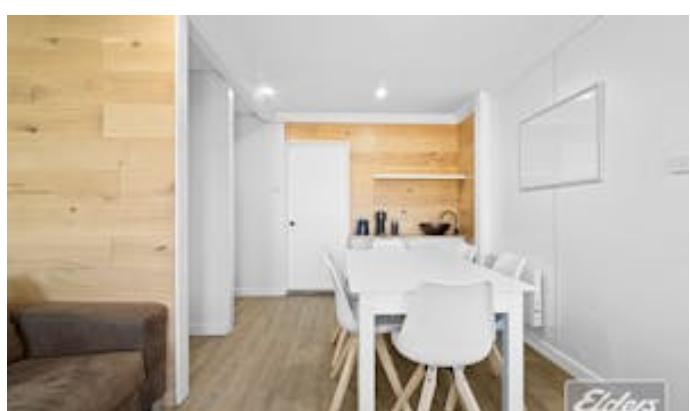
For Inspections and more Information: Please Call Joy Sarao on 0490395231 or Ranbir Sangha on 0412002953.

Disclaimer: - Elders Real Estate Box Hill, its director, employees, and related entities believe that the information contained here is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended, or implied. There is no bedroom in the property.

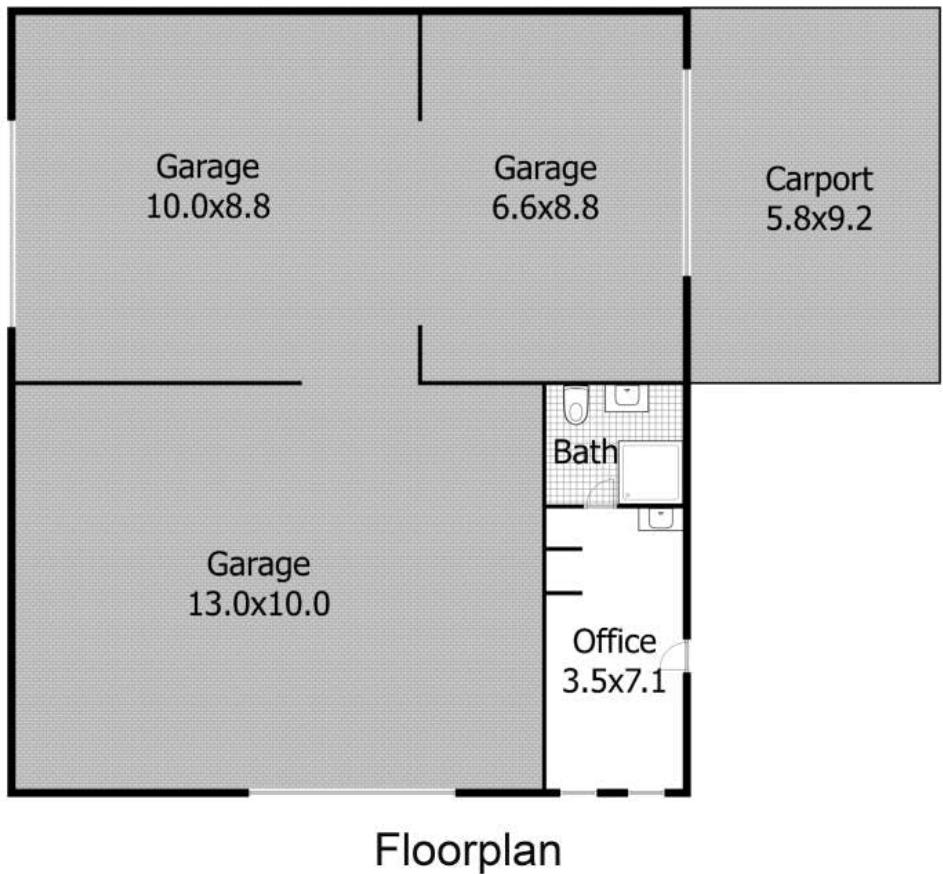
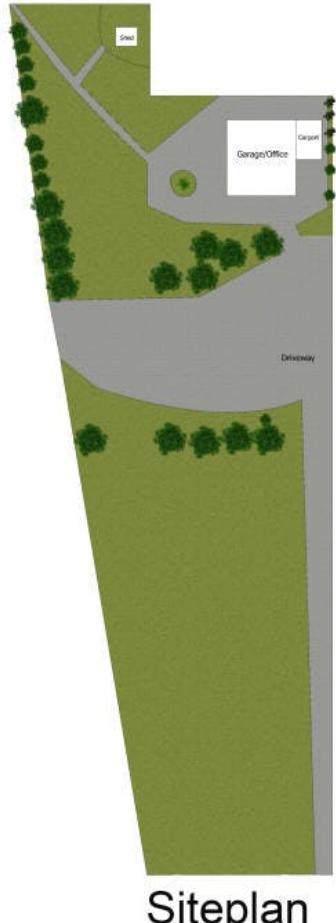
Other features: 3 Phase Power

- Land Area 3.7 hectares
- Bedrooms: 1
- Bathrooms: 1









**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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Vineyard**