



40 Clifton Road, MARSDEN PARK, NSW 2765

"A Rare Land-Banking Opportunity in Sydney's Expanding North-West.

Ranbir Sangha of Elders Real Estate is pleased to present an outstanding land-banking and future-growth opportunity within one of Sydney's rapidly evolving north-west corridors.

Set on approximately 3.35 acres, this substantial rural holding represents a rare chance to secure a sizeable parcel of land in a location benefiting from ongoing infrastructure investment, transport upgrades, and strong surrounding residential and commercial growth.

Zoned RU4 Primary Production Small Lots, the property offers immediate usability for agricultural pursuits, market gardening, or a home-based business (STCA), while also presenting compelling long-term land-banking potential for astute investors seeking exposure to future rezoning and uplift opportunities, subject to council and planning approvals.

With an impressive approximate 100-metre frontage and excellent access to major arterial roads including Richmond Road, Schofields Road, and Windsor Road, the property is strategically positioned near expanding residential precincts, employment hubs, and transport infrastructure.

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: 39P0787

SALE DETAILS

**PLEASE CONTACT
AGENT**

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Key Features:

Approx. 3.35 acres of valuable land

RU4 Primary Production Small Lots zoning

Ideal for agriculture, home business or interim income use (STCA)

Approx. 100m frontage offering strong site usability

Strategic location within a high-growth north-west Sydney corridor

Excellent land-banking potential for future planning uplift (STCA)

Location & Growth Highlights:

Walking distance to local bus services

1.8km to Riverstone Train Station

7.5km to Sydney Metro Tallawong Station

1.8km to Riverstone Shopping Precinct

4.9km to Marsden Park Business Precinct

Surrounded by expanding residential communities and employment zones

School Catchment:

350m to Richard Johnson Anglican School

4.1km to Schofields Public School

3.5km to Riverstone High School

(For further school information, visit the NSW Department of Education School Finder.)

This property presents a compelling opportunity to secure land today, generate interim use, and benefit from long-term capital growth in a tightly held and strategically positioned precinct.

THIS IS A LAND ONLY & THIS ACREAGE HAS NO DWELLING.

Contact the Agents:

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Ranbir Sangha - 0412 002 953

Joy Sarao- 0490 395 231

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and do not accept responsibility for any inaccuracies. Interested parties should rely on their own enquiries.

- Land Area 3.35 acres
- Bedrooms: 1
- Bathrooms: 1

