



276 Old Hawkesbury Road, VINEYARD, NSW 2765

Prestigious 2.08Ha Estate with Dual Street Frontage, Strong Rental Potential & Exceptional Future Upside

Elders Real Estate agents Joy Sarao and Ranbir Sangha proudly present 276 Old Hawkesbury Road, Vineyard-an exceptional opportunity to secure a significant 2.08-hectare (20,800sqm)* landholding in one of Sydney's most tightly held and rapidly evolving North-West growth corridors.

Positioned amid substantial infrastructure investment, expanding residential communities, and transformative future development, this remarkable estate presents an outstanding opportunity for developers, land bankers, investors, and visionary buyers seeking scale, strategic positioning, and long-term capital growth.

Boasting valuable dual street frontage, future rezoning potential (STCA), and an established residence offering strong rental potential, this is a rare acquisition combining immediate income, lifestyle appeal, and exceptional future possibilities.

Privately set behind secure fencing, the property features a well-maintained residence comprising 4 bedrooms, 2 bathrooms, multiple living areas, and accommodation for up to 6 vehicles, delivering flexibility for owner-occupiers, investors, or those planning for future development.

Currently zoned RU4 Primary Production Small Lots, this premium holding offers a broad range of future permissible uses (STCA), further enhancing its investment appeal within a high-growth location.

Property Highlights:

TYPE: For Sale

INTERNET ID: 39P0898

SALE DETAILS

**PLEASE CONTACT
AGENT**

CONTACT DETAILS

Joy Sarao
0490395231

- 2.08Ha (20,800sqm) blue-chip landholding**
- Rare dual street frontage with excellent accessibility
- Positioned within Sydney's flourishing North-West Growth Corridor
- Established residence with strong rental potential
- 4-bedroom, 2-bathroom family home
- Multiple living zones
- 6-car accommodation
- Fully fenced estate with expansive frontage
- Current RU4 zoning with significant future upside (STCA)
- Potential for educational facilities, exhibition homes, garden centres, group homes, accommodation uses and more (STCA)

Unmatched Location:

- Approx. 3 minutes to Vineyard railway station
- Approx. 10 minutes to Rouse Hill Town Centre and metro links
- Seamless access to Windsor Road
- 5 Minutes to Hills Of Caramel Shopping Centre, 7 Minutes to Box Hill Square and Box Hill Public School.
- Close to premium schools, shopping precincts, transport hubs, and major future infrastructure

An offering of this scale, positioning, and future potential is exceptionally rare. Secure your place in one of Western Sydney's most exciting growth corridors and capitalise on a landmark investment opportunity.

For further information or to arrange your private inspection, please contact Joy Sarao on 0490 395 231 or Ranbir Sangha on 0412 002 953.

* Kindly note that a valid contact number is required in order for us to provide further information about this property. Enquiries submitted without a phone number will not be processed. We appreciate your understanding.

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- Land Area 2.08 hectares
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage