



2 St James Road, VINEYARD, NSW 2765

Prime RU1 Landholding in Vineyard's Future Growth Corridor | Exceptional Opportunity with Unlimited Potential

Elders Real Estate Box Hill | Rouse Hill proudly presents 2 St James Road, Vineyard, an exceptional landholding positioned within one of North West Sydney's most exciting and rapidly evolving growth corridors. Offering a rare combination of rural lifestyle appeal, strategic location, and outstanding future potential, this RU1 Primary Production zoned property presents an opportunity that astute investors, land bankers, developers and owner-occupiers simply cannot afford to overlook.

Nestled within the thriving Vineyard precinct and surrounded by significant infrastructure investment, this substantial holding offers the perfect balance between peaceful acreage living and convenient access to major transport, retail, educational and employment hubs. As Sydney's North West continues its remarkable transformation, opportunities of this calibre are becoming increasingly scarce.

One of the property's most compelling attributes is its strategic proximity to the proposed Bandon Road Corridor, a transformative infrastructure project set to improve connectivity throughout Vineyard and the broader North West Growth Area. This major transport initiative is expected to enhance accessibility, support future residential and employment precincts, and further strengthen the area's long-term growth prospects.

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: 39P0991

CONTACT DETAILS

Joy Sarao
0490395231

With extensive government investment already underway across the region, including upgrades to road networks, public transport infrastructure and community facilities, Vineyard continues to attract strong interest from buyers seeking both lifestyle and future capital growth potential.

The RU1 Primary Production zoning offers flexibility and long-term appeal, making this property ideal for those looking to secure a valuable landholding while benefiting from the continued expansion of Sydney's north-western corridor.

Property Highlights

- Prime RU1 Primary Production zoned landholding
- Outstanding opportunity for land banking and future growth potential (STCA)
- Highly sought-after Vineyard location within Sydney's North West Growth Area
- Excellent access to major road networks and transport infrastructure
- Peaceful semi-rural setting surrounded by quality acreage properties
- Ideal for investors, owner-occupiers and strategic buyers
- Positioned close to significant current and future infrastructure projects
- Rare opportunity to secure a substantial holding in a tightly held precinct

Location Highlights

- Approx. 1 minutes to Vineyard Train Station
- Approx. 2 minutes to Vineyard Public School
- Approximately 200 metres from the Vineyard Station Precinct rezoned residential area
- Approx. 5 minutes to Riverstone Town Centre
- Approx. 10 minutes to Rouse Hill Town Centre and Metro Station
- Easy access to Windsor Road, Richmond Road and M7 Motorway
- Close to local schools, childcare centres and recreational facilities
- Convenient access to Sydney Business Park, Marsden Park
- Located within the North West Growth Area surrounded by ongoing infrastructure investment
- Near the future Bandon Road Corridor and associated transport upgrades

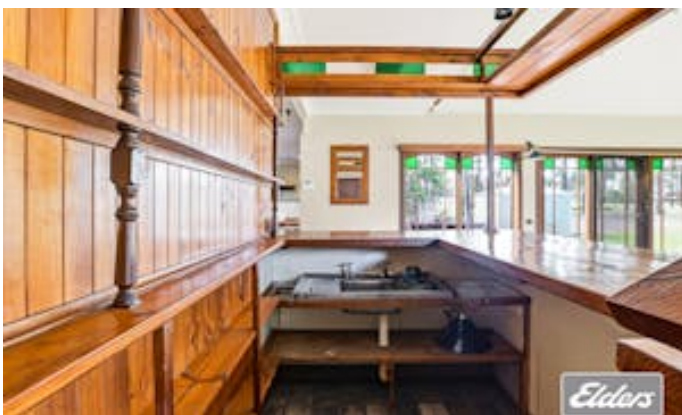
Whether you're looking to secure a strategic landholding, invest in a high-growth corridor, or enjoy a semi-rural lifestyle with future upside, 2 St James Road, Vineyard offers an opportunity not to be missed.

For further information or to arrange a private inspection, contact:

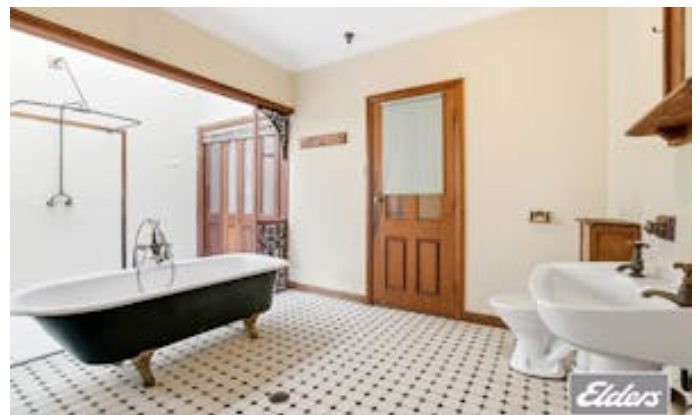
Joy Sarao â## 0490 395 231

Ranbir Sangha â## 0412 002 953

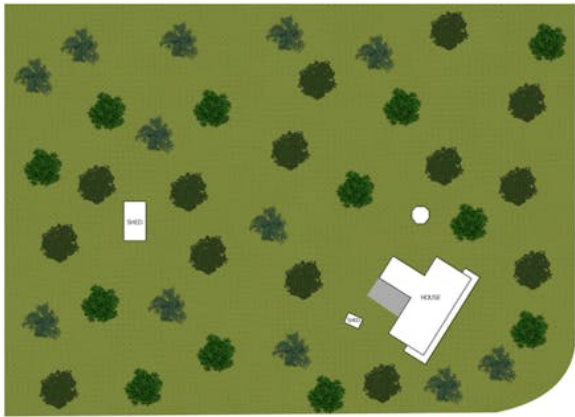
- Land Area 2.02 hectares
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4



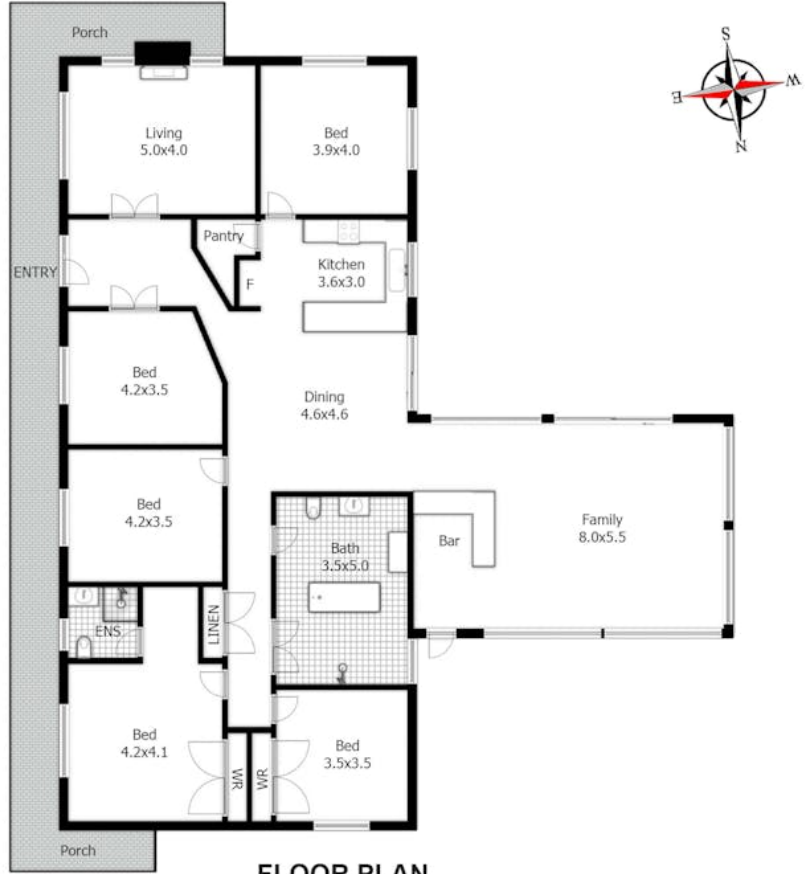








SITE PLAN



DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.



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