



## 741-747 Wallgrove Road, HORSLEY PARK, NSW 2175

### At the Crossroads to Everywhere

Unlock a rare opportunity in one of Western Sydney's most strategic growth corridors.

Set on just over 7 acres, this property sits among major infrastructure upgrades that are reshaping the region. Wallgrove Road is undergoing significant improvements - from widening works to new services - placing you right in the path of future development.

With dual road frontages and the planned Southern Link Road connecting directly to Western Sydney International (Nancy-Bird Walton) Airport, access and visibility will only continue to strengthen.

Buyers are encouraged to review the Council Planning Certificate (10.7) to explore the wide range of potential uses available subject to approval - from community facilities, cellar door, place of public worship, rural supplies and more.

Horsley Park is quickly becoming a central hub of the west, surrounded by the M12 Motorway, large-scale industrial projects, major employers, and established attractions like Eastern Creek Raceway and the Equestrian Centre. The area's momentum is undeniable, with new projects emerging almost weekly.

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:** 98P2072

#### CONTACT DETAILS

**Leppington**

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Whether you're looking to develop, landbank, or create something unique, this property offers enormous potential for those who think ahead - or for those who simply want to secure a prime holding and let the capital growth take care of the rest.

- Land Area 7 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 18
- Double garage
- Single carport





