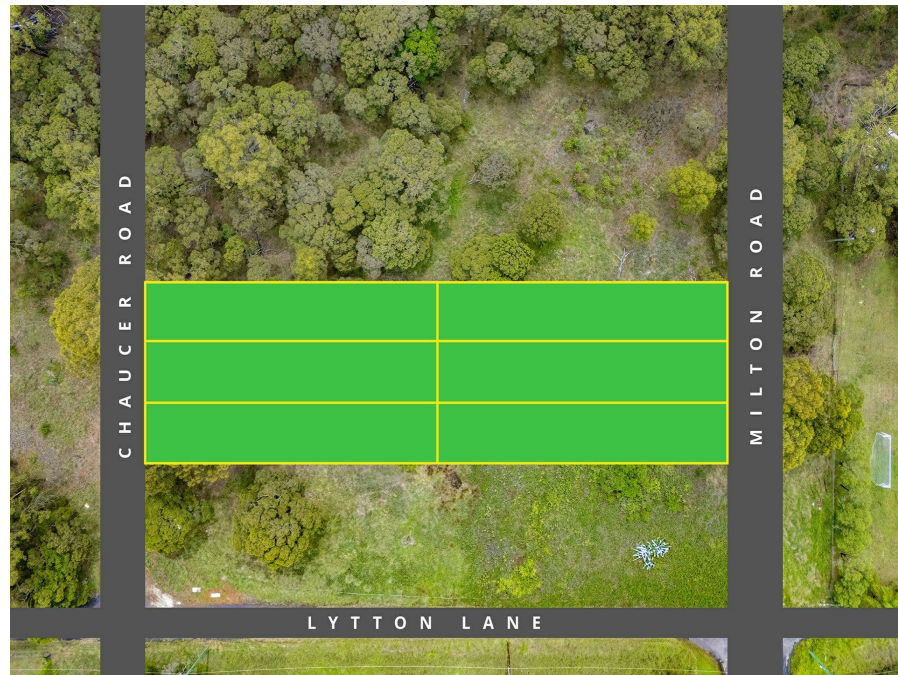


## Lot 165-16/Milton Road (Angus) , Riverstone, NSW 2765

Contact Agent

Residential Land



### Land Banking Opportunity

Neeraj Mehta from LJ Hooker Box Hill proudly presents this rare land banking opportunity in the thriving Riverstone / Angus growth corridor.

#### ?? Property Details

Address:

- Lot 165, 166 & 167 – Milton Road, Angus
- Lot 90, 91 & 92 – Chaucer Road, Angus

Total Land Size: Approx. 1,783 sqm

Zoning: RU4

Potential: Subdivision into 6 lots of approx. 297.16 sqm each (Subject to Council Approval – STCA)

#### ?? Ideal For:

- Land banking for future capital growth
- Storage of containers, machinery, vehicles & materials
- Farming or working yard (STCA)
- Investors seeking long-term development potential

With strong infrastructure growth surrounding Riverstone, this parcel offers exceptional upside.

#### ?? Prime Location Benefits

Located just minutes from:

- Riverstone Village Shopping Centre
- Riverstone Station
- Marsden Park
- M7 Motorway

Enjoy convenience while securing land in one of Western Sydney's expanding corridors.

#### ?? Why This Opportunity Stands Out

- Large combined holding (1,783 sqm)

#### Listed By

Ankush Kohal

Phone: (0456) 300 927

**Open for Inspection**

By Appointment.

