



ONCE IN A GENERATION OPPORTUNITY IN CLOSE PROXIMITY TO THE WESTERN SYDNEY

Land/Development

270 Rapleys Loop Road, Werombi, NSW 2570

Floor Area: 2,952,000 m²

Land Area: 295.20ha (729.46 acres)
(approx)

For Sale

Contact Agent

Property Description

- Extensive land size of 295.16ha*
- Currently Zoned RU2 – Rural Landscape
- Accessibility to Western Sydney Airport

As the exclusive selling agents Colliers International is pleased to offer for sale 270 Rapleys Loop Rd, Werombi, which represents is one of the last large acreages situated within the Sydney Basin and offers a generational opportunity to purchase a strategic rural land holding of approximately 295.16 hectares within the rapidly expanding Western Sydney Aerotropolis corridor.

This stunning property has varying topography, comprising of partly uncleared land which can be dedicated to biodiversity conservation carrying with it significant biodiversity credits, with the remainder of the site having potential to be developed into lifestyle lots (STCA).

The site benefits from the following key characteristic's:

- Located just over one hour from Sydney and approximately 30 minutes from the future Western Sydney International Airport and 30 minutes from Penrith, enjoying a backdrop of the Blue Mountains.
- Extensive land size of 295.16ha* (737.09 acres)
- Currently zoned RU2 – Rural Landscape
- \$4,212,827* in potential biodiversity offset credits available under the Biodiversity Offsets Scheme (BOS).
- Accessibility to large employment catchments including Western Sydney



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