



392 Luxford Road Lethbridge Park, NSW

Prime Development Opportunity ? 3040 sqm R4 Zoned Block in Highly Sought-After Location

Set in the heart of Lethbridge Park, this exceptional raw development site spans an impressive 3040sqm and holds R4 High-Density Residential zoning ? offering an exciting opportunity for savvy developers and investors to capitalise on one of Western Sydney's most promising growth areas.

Price:

For Sale | Time Realty

Positioned in a quiet, tightly held street, this expansive parcel boasts immense potential for a variety of development options, thanks to its generous size, flexible zoning, and favourable height and floor space ratios.

Surrounded by local amenities, the property sits just moments from shops, cafes, schools, and community facilities. Enjoy the ease of access to both the Great Western Highway and M4 Motorway, ensuring smooth connectivity throughout Greater Western Sydney. And with the new Western Sydney Airport only 20 minutes away, the location promises strong future growth and unmatched convenience.

Whether you're looking to build now or landbank for the future, this site ticks all the boxes for a smart, future-focused development in an area already in high demand.

Key Highlights:

- 3040 sqm parcel with R4 High-Density Zoning
- Premium location in a sought-after Lethbridge Park Street
- Versatile development potential (STCA)
- Walking distance to shops and public amenities
- Quick access to major arterial roads and Western Sydney Airport
- Prime investment in a high-growth area

For more information or to arrange an inspection, contact me today on 0407 788 777.

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