



## 2 John Oxley Avenue Werrington County NSW

Situated in a huge residential growth area, this swathe of prime real estate was DA approved, RE1 zoned and located in an area that will attract enormous interest in the future, making this a blue-chip investment! The position and the size of this property make it ideal for a range of developmental opportunities. It already has approval for a multi-functioned entertainment precinct that includes a multi-function sports area, gymnasium, a five-lane bowling alley, a cafe, one function room, two multi-purpose rooms and offices. This is an area just crying out for a spacious, multi-faceted recreational setting, and you have the opportunity to provide it!

### Features:

- ? 11460 m2 (1.146 Hectares) of prime real estate
- ? RE1 zoned for Gym, Café, recreation, child care - STCP
- ? South-eastern corner of the Dunheved Road and John

**Price** : Price Guide \$2,700,000  
**Land Size** : 11460 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/werrington-county/residential/land/7913130>



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