



2ha R3 Land

DEVELOPMENT SITE FOR SALE

Set in the heart of the fast-growing Riverstone East precinct, this level two-hectare* parcel presents an exceptional opportunity for developers and investors seeking a ready-to-go residential site. With full R3 Medium Density Residential zoning, this property is ideal for a variety of development outcomes (STCA), and is surrounded by some of Sydney's most vibrant new communities.

Located next to established and emerging suburbs including The Ponds, Rouse Hill, and Box Hill, this site combines prime development potential with suburban lifestyle appeal. The area is well-supported by existing infrastructure, with future growth plans further enhancing long-term value.

Strategically Positioned for Growth:

- ? Zoned entirely R3 Medium Density Residential under Riverstone East Stage 3
- ? Level two-hectare* site with wide frontage and flexible layout potential
- ? Located in a high-demand corridor surrounded by successful residential developments

Outstanding Connectivity & Amenities:

- ? Minutes to the M2 and M7 motorways

Price : Contact Agent
Land Size : 2 ha
View : <https://www.spgr.com.au/sale/nsw/hills/rouse-hill/commercial/development/8397213>



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