



The Site of Your Success - Medium Density Residential Development Opportunity

**25 Rance Road
Werrington NSW**

OPPORTUNITY Colliers International is offering a rare opportunity to purchase a 4.7 hectare residential development site within Werrington's Enterprise Living & Learning Precinct (WELL Precinct). The site is located in a high profile location close to Werrington Railway Station with two street frontages on the corner of Rance Road and Walker Street, Werrington. **DESCRIPTION** The site measures 4.7ha in size, it is regular in shape with two street frontages. Frontage to Rance Road is at 226m and frontage to Walker Street is at 203m. The site is regularly level and backs onto the University of Western Sydney. **LOCATION** The site is contained within the suburb of Werrington. Werrington is located approximately 7km east of the Penrith CBD, which also makes it approximately 18km west of Blacktown, 27km west of Parramatta and 50km west of the Sydney CBD. **KEY PROPERTY FEATURES** > 4.7 hectares / 47,000m² of vacant land > Zoned R3 Medium Density Residential > Two street frontages Rance Road and Walker Street > Bordering University Western Sydney, the site is 1.6km to the UWS campus and 200m from Werrington Railway Station > 1.7km to major shopping centre; 2.5km to local schools; 1.5km to local pools and gym; and 1km to Colonial Golf Course and Driving Range

CONTACT

John McCann, Ph : 0418 230 792

AGENCY

Colliers International
Ph : 02 9257 0222
Fax : 02 9251 3297

AUCTION

Starts : Mon, 05/05/2014
Ends : Thu, 08/05/2014