8 WAROPARA ROAD, WYEE, NSW, 2259









FOR SALE

LAND-BANKING OPPORTUNITY – VACANT R2 ZONED LAND

Secure a 556m² (approx.) parcel of Low Density Residential (R2) zoned land in the well-known Wyee Paper Subdivision. This non-urban block presents an exciting opportunity for long-term investors and forward-thinking buyers looking to secure land in a growing and evolving area.

With no current building entitlement, this property is ideally suited for land-banking purposes while the surrounding region continues to develop. Any future use remains subject to council approval, making this an excellent opportunity for buyers seeking future potential in an increasingly scarce market.

Positioned in a peaceful natural setting, the property still enjoys close proximity to Wyee Train Station, local shops, schools, and major transport routes including the M1 motorway, offering convenient access both North and South.
Large residential-zoned parcels like this are becoming increasingly difficult to secure, making this a smart addition to any investment portfolio.

Key Features:
- 556m² (approx.) parcel of land
- Low Density Residential (R2) zoning
- Located within the Wyee Paper Subdivision
- Ideal land-banking opportunity
- Peaceful natural surrounds
- Close to Wyee Station, schools, shops, and transport links

Important Note:
This property currently has no building entitlement. Sewer and water services are not connected, and residential construction is not permitted at this time. Buyers should conduct their own due diligence regarding future service availability, zoning, and council requirements.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

0 BED | 0 BATH | 0 CAR

PRICE:
$225,000 - $245,000

OPEN FOR INSPECTION:
N/A



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