145 PITT TOWN DURAL ROAD, PITT TOWN, NSW, 2756

VIVEK UPPAL @realty









FOR SALE

MASSIVE 22,230 SQM RU4 ZONED BLOCK, 8.4 KM TO GABLES - BOX HILL, CURRENT RENTAL INCOME - $1500 PER MONTH !!!

UNBELIEAVABLE VALUE - $800,000 - $850,000 !!!!!

Tenant potentially happy to sign a lease for 6/12/24 months at around $1500 per month

This is a rural zoning category designed for smaller-scale agricultural and primary production activities.
Easier to build certain farm sheds/barns (e.g., up to 200m² may be exempt development in many cases).

The land is zoned RU4 Primary production small lots.

MASSIVE LONG TERM POTENTIAL AND UPSIDE
Whether you're a hobby farmer ready to go commercial, an agribusiness looking to expand, or an investor securing a well-located rural asset with genuine upside — this block ticks every box. Flat. Fertile. Flexible. And ready for you.
The greatest potential in buying 145 Pitt Town Dural Rd is probably land banking + agricultural/commercial rural use, rather than immediate residential development.

Here's where the upside could realistically come from:
Long-term rezoning/speculative upside
Pitt Town sits on Sydney's north-west fringe, where urban pressure keeps moving outward. If planning controls ever change in future decades, RU4 land close to existing townships can rise sharply in value. That's the "big win" scenario investors speculate on.

Scarcity of small acreage near Sydney
Usable 5-acre parcels near metropolitan Sydney are becoming rarer. Even without rezoning, lifestyle acreage values around Pitt Town, Box Hill, Dural and the north-west corridor have historically benefited from Sydney expansion pressure.

Infrastructure Boom — The Single Biggest Catalyst

0 BED | 0 BATH | 0 CAR

PRICE:
$779,000

OPEN FOR INSPECTION:
N/A



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