



## 6 Ashford Road Vineyard NSW

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Location and zoning are absolutely key and this property allows for multiple usages under its E1 (formally known as B1) zoning including but not limited to commercial, childcare centre, community facility, and retail and residential (shop top housing) with a height limit of 17m. With commanding 45m street frontage, a charming cottage, in-ground pool and shedding, the property will attract good rental income whilst anticipating a serious future investment return.

Enjoying an elevated position on a clear and arable 2782m2 (5 lots) this outstanding investment opportunity is just 90m (approx.) from the new Vineyard Station.

Live just 5 minutes walk from a direct line to Sydney and connection to the Sydney Metro, 10 minutes' drive from Rouse Hill Town Centre, 15 minutes from Norwest

**Price** : Contact Agent  
**Building Size** : 2782 sqm  
**Land Size** : 2782 sqm



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