



# guardian



## 290-312 Annangrove Road Rouse Hill NSW

Occupying a prominent Annangrove Road address, this expansive site is comprised of two continuous lots of approximately 15 hectares of land. This prime location is a part of the rapid emerging industrial precinct of Rouse Hill and adjoins recently developed industrial properties. The land is currently predominately zoned as Employment Zone, Productivity Support; having the primary objective of promoting employment generating activities, allowing a range of business types (STCA).

The site also includes a biodiversity site area of approximately 4.5 hectares, which delivers annual management payments to the landholder as per the Biodiversity Agreement. There is also potential future expansion of the biodiversity site area. This central address is a walk to buses and moments from a number of growing hubs including Rouse Hill, Box Hill and Gables.

**Price** : Expressions of Interest  
**Land Size** : 15 ha  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/rouse-hill/residential/rural/7965018>



**Luke Bavaro**  
0488 093 292



**Nathan Gilmour**  
0488 025 900

<https://www.guardianrealty.com.au>

258 Old Northern Road Castle Hill NSW  
02 9659 5222