

Laing + Simmons Parramatta Group

82 Woolgen Park Road, Leppington









Offers Invited...Mortgagee Sale...DA Approved 31 Lot Torrens Title Subdivision

82 Woolgen Park Road, Leppington



Contact Agent



2.032 ha

The Mortgagee in Possession is inviting all genuine offers to be submitted. Rare opportunity to secure a DA approved subdivision site of approx. 20,320m². Positioned within a rapidly growing residential precinct, the property benefits from a pre-existing development adjoining the site and comes with DA approval for a 31-lot subdivision, presenting a compelling opportunity for developers and investors to capitalise on strong demand. Ideally located within a short drive to major retail and lifestyle hubs including Edmondson Park Square and Narellan Town Centre, this site offers scale, approval, and significant development potential.

Site features:

- 20,320m² of land
- 76m of street frontage
- D.A approve for 31 Lot subdivision
- Residential lot sizes range from 302m² – 670m²
- Neighbouring other new developments
- Zoned R2
- Must be Sold

Location:

- 2.8km to Willowdale Coles
- 3.6km Emerald Hills Shopping Village
- 5.6km To Leppington Station
- 9.3km to Narellan Town Centre
- 17km to Western Sydney Airport

Contract Of Sale

Contract of Sale

<https://files.rea-webbooks.com.au/file/wb-userfil...ract.pdf>

DA Approved Documentation

Aboriginal Heritage Due Diligences Assessment

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Agency Response - Sydney Water

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Agency Response - Transgrid

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Air Quality and Odour Assessment

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Approved Deferred Commencement Consent

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Approved Deferred Commencement Stamped Civil Plans

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Approved Deferred Commencement Stamped Subdivision Plans

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Civil Plans

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Civil Engineering Works Drawings

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Cost estimate report

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Demolition statement

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Energy feasibility

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Feasibility Letter

https://files.rea-webbooks.com.au/file/wb-userfil...ON_1.pdf

Notification - DA Neighbour Notification

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Notification - DA Neighbour Notification Area Map

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Music Link Report

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Preliminary & Detailed Site Investigation

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Site Plans

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Soil Salinity Assessment

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Statement of environmental effects

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Stormwater Management Strategy

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Subdivision Plans

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Sydney Water Feasibility Letter

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Traffic Impact Assessment

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Transgrid OSD Permission

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Waste Management Plan

<https://files.rea-webbooks.com.au/file/wb-userfil...GTON.pdf>

Inspection Details

By Appointment

Agent Profiles



Ray Fayad

Group Principal



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0411 332 552



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Hard to capture the magic in a short blurb. Capable of taking a broader business view while ensuring clients benefit from his extensive hands-on experience, Group Principal Ray Fayad is responsible for overseeing the operation of three offices in the Laing + Simmons network - Parramatta, Granville and Oatlands|Carlingford, alongside Daniel Mourad.

While Rays unparalleled market knowledge and 29 years of industry experience are enviable. It is his tenacity, relentlessness and passion for the deal that sets Ray apart from all other industry figureheads. Ray is widely regarded by his peers as one of the most reliable and consistent figures in the industry. Ray is recognised as a highly respected member of the greater Parramatta community.

Commencing his career in 1996, Ray's wealth of experience in all facets of real estate. Ray is a firm believer in the value of education and training, and he remains committed to leading by example to constantly improve the skills, knowledge and standards of the entire team.

In terms of career achievements, no-one in the local market comes close. Ray has successfully negotiated the sale of over 3,000 properties, holds numerous suburb records and has led the entire Laing + Simmons state-wide network in sales, auction listings, exclusive listings and project marketing. He is consistently ranked in the top five income producing agents for the company.

Under Ray's guidance, Laing + Simmons has become an integral part of the local community, supporting numerous local, state and national sporting teams, various charities and schools.

Passionate, professional, personable and always willing to roll up his sleeves and work hard for his clients, Ray prides himself on striving to deliver only the best results, something he and his team achieve day in, day out.



Nabil Mouslemani

Sales Executive



9637 8111



0451 267 953



nmouslemani@lspg.com.au

Bringing with him a fresh and eager approach to the industry and an ability to go beyond the expected Nabil Mouslemani is an integral part of our sales team. His avid passion and commitment shine through while dealing with clients bringing a compassion and understanding to every interaction. Proactive and motivated he is able to offer a tailor-made experience to every client relationship taking the time to understand your needs. Nabil brings with him an authentic local knowledge of the Granville market and can't wait to assist the local community.



Orlando Fayad



9890 7777



0416 343 552

Sales Associate



ofayad@lspg.com.au

Motivated, enthusiastic and eager to succeed, Orlando brings a fresh energy to the Laing+Simmons Parramatta Group sales team. He's committed to delivering standout service, building genuine client relationships, and learning every aspect of the industry. Known for his confidence, strong work ethic and willingness to go the extra mile, Orlando approaches every opportunity with focus and determination.

Your Local Agent



The team at Laing+Simmons Parramatta Group has been providing market leading real estate services to the local community for many years. The multi award winning offices have gone from strength to strength over the years with offices in Parramatta, Granville and Oatlands. They are recognised as one of the most successful and respected real estate group of offices in the Laing+Simmons network.

Under the leadership of Group Principal Ray Fayad, the Laing+Simmons team provide its valued customers a complete range of services covering residential, commercial and industrial sales, auctions, property leasing and management.

Our dedicated and talented team of individuals have extensive experience within the real estate industry and possess a level of market knowledge which provides the basis to achieving results which go above and beyond. We believe that a high standard of service, coupled with training and professionalism is the right formula for success.

With triple the exposure, triple the service, triple the enquiry and triple the impact, both your needs and those of your property will be completely satisfied.

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Buyers should conduct their own research.