



## 450 - 630sqm Land in Oakville..

Registered and future registration Land | Contact 0455 448 640

### Welcome to Oakville – A Lifestyle Surrounded by Nature and Connection

Perfectly positioned in the heart of the Hawkesbury region and neighbouring the growing community of Box Hill, **Oakville** is quickly becoming one of Sydney's most desirable areas for those seeking a modern lifestyle without losing touch with nature.

**Landen's Oakville Estate** offers a carefully curated selection of generous land lots, ranging from **300m² to 680m²**, giving you the space and freedom to design the home you've always dreamed of.

Whether you choose from one of our exclusive **home and land packages**—delivered in partnership with some of Sydney's leading builders—or prefer to secure a block and build with your own team, the possibilities are wide open.

Oakville is a community built on balance: the convenience of nearby amenities, the warmth of a close-knit neighbourhood, and the ease of connectivity to major destinations across Sydney.

### Convenience at Your Doorstep

For shopping and everyday essentials, **Carmel Village Shopping Centre** and

📏 455 m2

Price	Contact Agent!
Property Type	Residential
Property ID	46346
Land Area	455 m2

### Agent Details

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**Windsor Riverview Shopping Centre** are just minutes away. And for a more extensive retail and dining experience, **Rouse Hill Town Centre** is less than 15 minutes from home, offering everything from supermarkets and fashion to cafés, restaurants, and entertainment.

### **Education for Every Stage**

Oakville is well-equipped for families with children of all ages. Within a 10-minute radius, you'll find respected public and private schools, including **Oakville Public School, Flourish ELC Oakville, and Oakville Preschool Learning Centre**. For tertiary education, **Western Sydney University – Hawkesbury Campus** is just under 20 minutes away.

### **Natural Beauty All Around**

Surrounded by the natural charm of the Hawkesbury, Oakville offers easy access to local parks, rivers, and green spaces—perfect for weekend picnics, barbecues, or casual strolls. Enjoy cycling and fishing nearby, or explore the trails and wide-open beauty of **Scheyville National Park**, just minutes from the estate.

### **Effortless Connectivity**

Oakville's location ensures seamless access to the broader Sydney area. With the **M2 and M7 motorways** easily accessible via Windsor Road, and **Mulgrave and Vineyard Train Stations** just 6 minutes away, commuting is simple. The **Tallawong Metro Station**, a short 15-minute drive, connects you directly to Parramatta, Chatswood, and the Sydney CBD.

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