







## Value in Every Acre

Money grows fast  
on a Fertile  
Farmlet on

# Raby Acres, Ingleburn

Just the ideal place for a glorious country home, within easy hail of the City!

Ingleburn is a flourishing township on the Campbelltown Line, 28 miles from Sydney, and Raby Acres Estate is situated about 5 miles from the station, and 7 miles from Liverpool, with good roads which lead through pretty rural scenery.

The Estate consists of a fine tract of undulating land, with good water supply and splendid timber. The soil is very rich, and specially suitable for

### Fruit, Flowers, Vegetables, Mixed Farming and Poultry

With the present high prices of all foodstuffs, there is great profit to be made on such farmlets as Raby Acres offers.

Store, School, Post Office, etc., are situated about one mile from the Estate.

Farmlets are now for sale, from 4 to 19 acres, from £9 to £13 per acre.

Arthur **Rickard** & Co Ltd  
Sole Proprietors  
Realty Specialists

THE  
PASSWORD TO  
PROSPERITY

RICKARD'S  
EASY  
TERMS

A. Campbell & Co., Margaret and Kent Streets, Sydney

LEPPINGTON



## 66 RICKARD ROAD

At Swoopland, we deeply respect and honor the Traditional Custodians of the lands on which we develop. We acknowledge the rich history of the land, which once flourished as vegetable gardens, and remain committed to preserving its legacy.



THE CELEBRATED **RABY** ESTATE NEAR **NARELLAN**

By order of the Trustees of late W<sup>m</sup> Moore Esq

**COWPASTURE OF CAMDEN R<sup>d</sup>**

**SUBDIVIDED INTO HOMESTEAD & FARM AREAS**

1200 to 500 ACRES

Auction Sale at Sydney

**FRIDAY 20<sup>TH</sup> OCT<sup>R</sup> 05 AT 11 O'C**

**RICHARDSON & WRENCH L<sup>rs</sup>**

In Conjunction with

**W. LARKIN CAMDEN**

Auctioneers &c.

**TERMS**

Liberal 20 per cent Deposit Balance 2 3 4  
5 5 7 years at 4 per cent Interest

**"TORRENS TITLE"**

**LOCAL SKETCH**

Lot 1 1206.2.0.

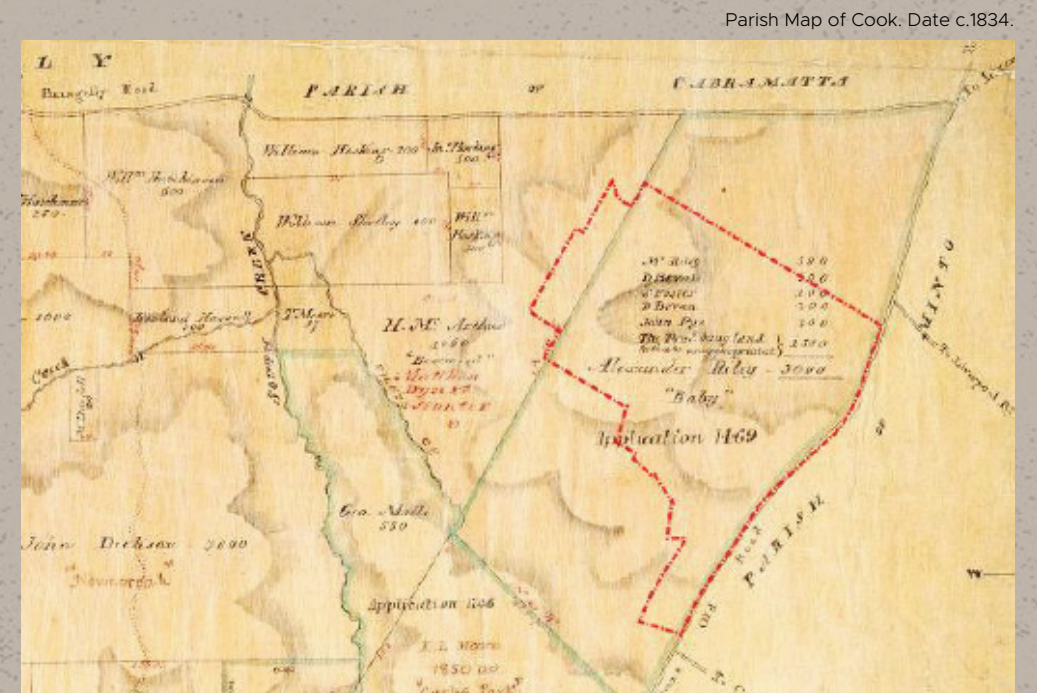
Lot 2 549.3.0.

Lot 3 534.2.0.

Lot 4 507.3.0.

Lot 5 470.2.0.

Lot 6 363.2.0.



## EARLY HISTORY OF THE LEPPINGTON DISTRICT

The story of Leppington is steeped in the early colonial history of New South Wales. Following the establishment of the first settlement in 1788, the need for arable land drove explorers to seek fertile soil beyond Farm Cove.

This search led to the discovery of rich farmland along the Cumberland Plain, including the area that would later be known as the Cowpastures. In 1795, cattle that had strayed from the colony were found thriving in this region, prompting Governor Hunter to name it on his map of 1796.

The area's fertile land made it highly sought after, eventually being granted to influential figures like John Macarthur, who played a pivotal role

in establishing the region's reputation for sheep and cattle farming.

Leppington itself takes its name from Leppington Park, a property granted to William Cordeaux in 1821, who built a large homestead on the land. Over time, the area flourished as a pastoral district, admired by the gentry for its rolling hills and prosperous farms. With the development of infrastructure, including the Cowpasture Road (now Camden Valley Way), and the expansion of railway lines, the district continued to grow. Today, Leppington's rich agricultural heritage is reflected in the continued development of the area, blending its historic roots with modern suburban growth.

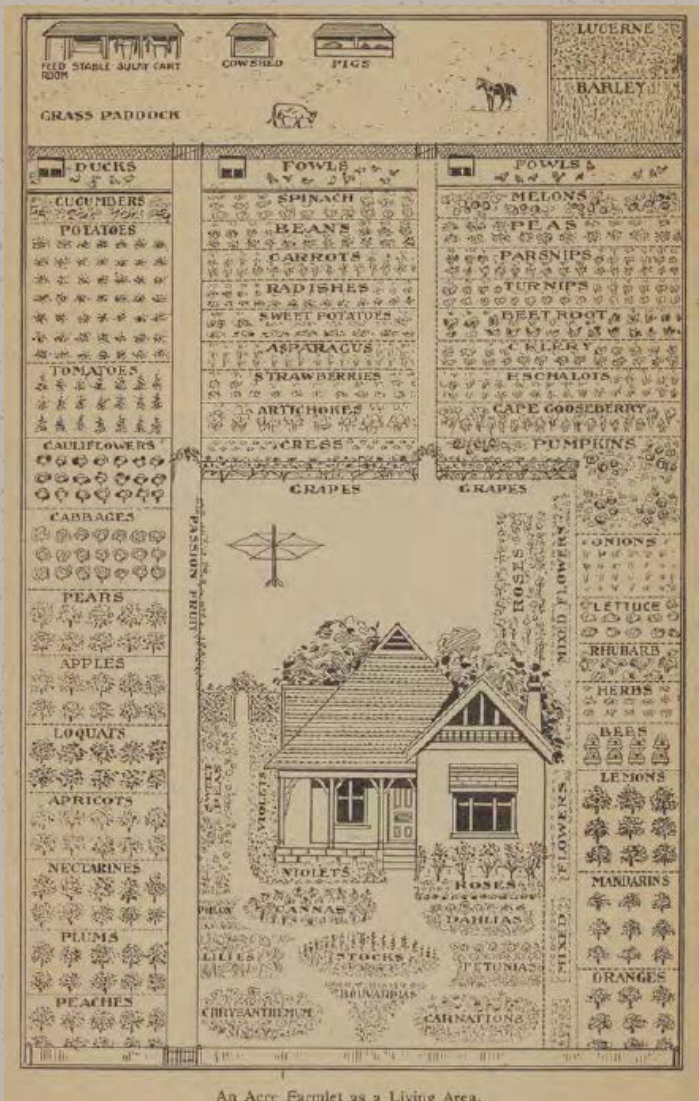


# NON-INDIGENOUS HERITAGE OF THE LEPPINGTON PRECINCT



The land surrounding 66 Rickard Road, Leppington, was once part of the historic Raby Estate, a significant agricultural property granted to Alexander Riley in 1816. Spanning 3,000 acres, the estate was a prominent sheep farm, bordered by Bringelly Road to the north and Cowpasture Road (now Camden Valley Way) to the east.

Raby Estate remained under the Riley family's ownership until 1866 when it was sold to William Moore, who continued farming the land.



# NON-INDIGENOUS HERITAGE OF THE LEPPINGTON PRECINCT

By the early 1900s, portions of the estate were subdivided and sold, paving the way for new developments like the Raby Farms or Raby Acres Estate.

While much has changed over the years, the legacy of the Raby Estate as a cornerstone of the region's agricultural history still echoes throughout the Leppington area today.



Arthur Rickard's advertisement for the farms estates, including Raby and Eastwood 1914.







The Rickard Gardens Estate marks an exciting new chapter for this land, transforming the former vegetable gardens into a residential community, surrounded by nature and fresh opportunities.





## 10+ HECTARES

of parkland at your doorstep. Enjoy endless opportunities for outdoor relaxation, recreation, and connecting with nature.

## 300%

population growth  
over the past 10 years

Between 2011 and 2021, population increased from 2,383 to approximately 10,000 in Leppington.

## 13 SCHOOLS

There are 13 schools within a 5 km radius of Leppington, including primary, secondary, and independent schools.

## HIGH-GROWTH

due to its strategic location near the upcoming Western Sydney International Airport, rapid infrastructure development, and strong demand for premium housing.





Leppington Train Station  
1.2km | 🚗 2mins



Leppington Public School  
750m | 🚗 1min



Western Sydney  
International Airport opens 2026  
14km | 🚗 15mins

Leppington Village Shopping  
Centre with Woolworths  
300m | 🚗 1min



Future Bus Stop



66 Rickard Rd, Leppington

Amity College Leppington  
850m | 🚗 1min



EMBRACE A LIFESTYLE THAT  
PERFECTLY BLENDS THE BEST OF  
BOTH WORLDS.

The Rickard Gardens offers a perfect blend of modern living and natural beauty. Just 300 meters from the new community hub, Leppington Village, everything you need is within easy reach. Families will appreciate the short walk to

Leppington Public School and Amity College, while a quick drive takes you to Leppington Train Station for easy commuting to the CBD and Camden Valley for peaceful escapes to local wineries and charming countryside.





- ↑ 300m
- ↑ 1min | 750m
- 1min | 850m
- ↑ 2mins | 1.2km
- ← 15mins

Woolworth Leppington  
Leppington Public School  
Amity College Leppington  
Leppington Station  
Western Sydney Airport (opens 2026)



BUS STOP

RICKARD ROAD



VENUS STREET



ROAD NO. 1

PLUTO AVENUE





**300 meters**

### Leppington Village

It only takes a one-minute drive to the new Leppington Village Shopping Centre opened in August 2023. 6,500m<sup>2</sup> retail space comprising a Woolworths and 30 stores.



**750 meters**

### Leppington Public School

An easy 10 mins walk or a one-minute drive to Leppington Public School.



**850 meters**

### Amity College

A new independent school Amity College K-12 opening early 2024, only 850m in distance.

**1.2km**

### Leppington Station

A short 2 mins drive or a 10 mins walk to Leppington Station, has a multi-storey car park with over 1,000 parking spaces. This is also the first residential station traveling from the new airport to Sydney's 3rd CBD - Liverpool.



**10 meters**

### Future Bus Stop

A future bus stop right on its doorstep.



**14 km**

### Western Sydney International Airport

Just a quick 15-minute drive to the upcoming Western Sydney International Airport, a \$5.3 billion project nearing completion. With construction 80% finished, the airport is set to open as planned in 2026.







## HOUSE AND LAND PACKAGES





## A BOUTIQUE COMMUNITY

Choose from a range of affordable and beautifully designed 3, 4, and 5-bedroom house and land packages, brought to you by our trusted affiliated builders. With options to suit every buyer—whether you're a first-time homeowner, a growing family, or

looking to downsize—these homes offer generous spaces, flexible living areas, and sun-filled, thoughtfully crafted interiors. Each home comes with full turnkey inclusions, ensuring you can move in and start living comfortably from day one.





## THE RICKARD GARDENS ESTATE IS PROUD TO PARTNER WITH OUR AFFILIATED BUILDERS



The Rickard Garden's fixed price House & Land packages are ready to move into straight away with no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping and driveway



# BRADFIELD CITY CENTRE

# A CITY OF EXTRAORDINARY FUTURES



10,000  
new homes



20,000  
new Jobs



114 hectares  
5 x size of  
Barangaroo



30%  
affordable  
housing



Staged delivery  
over time



Four major  
civic centres



Smart city  
designed for  
sustainability and  
connection



More than 30%  
open space



Connected to Greater  
Sydney and the  
world through linked  
transport networks



World-class innovation,  
education, and research  
ecosystem driving  
growth for industry



One of the biggest  
economic development  
projects ever  
undertaken in Australia

Bradfield City Centre is set to become a vibrant, 24/7 global hub within the Western Sydney Aerotropolis, adjacent to the new Western Sydney International Airport. This massive 114-hectare development will drive economic growth by creating **20,000 jobs** and introducing **10,000 new homes**. As a center for innovation, advanced industries, and entertainment, it will attract tourism and investment, elevating the entire region.

The Rickard Gardens Estate, just a **10-minute drive** from Bradfield, will directly benefit from this proximity, offering residents enhanced connectivity, high-quality jobs, and rising property values — making it an ideal investment opportunity.





We design projects that align with the unique local context, culture, and character, while addressing current market demand. Our goal is to create lasting value for property owners, both in the immediate future and over the long term.



Rickard Gardens

66 Rickard Road, Leppington  
NSW 2179

02 8074 5344

Proudly Developed by



[swoopland.com.au](http://swoopland.com.au)