

**210 Thirteenth Avenue, Austral, NSW 2179**

**Residential Land For Sale**

Wednesday, 12 June 2024



210 Thirteenth Avenue, Austral, NSW 2179

Type: Residential Land



Syed Amin  
0296186209

## Contact Agent

Nestled on a sprawling 3-acre expanse, this property boasts two charming 3-bedroom houses, each offering comfortable living spaces and modern amenities. Positioned at the corner of Thirteenth Ave & Fourth Ave, it features dual street frontage, enhancing accessibility and convenience. Strategically situated adjacent to the proposed local school and upcoming retail/commercial precinct, this property presents an enticing investment prospect. Austral, an emerging suburb, enjoys proximity to Liverpool, one of Sydney's rapidly expanding CBDs, promising potential growth and development opportunities. Property Highlights: • Dual tenancies with established long-term tenants ensure a steady income stream, currently yielding approximately \$850.00 per week. • Zoned E4 Environmental Living, the property offers versatility, with potential for subdivision (STCA) into parcels as small as 2,500 sqm. • Enjoy swift connectivity, just 8 minutes from Leppington and a mere 17 minutes from Liverpool. • Benefit from convenient access to Leppington Train Station and Town Centre, facilitating effortless commuting. • Embrace the vibrant community atmosphere with Austral Shopping Village and Western Sydney Parklands within walking distance. Don't miss out on this exceptional opportunity to secure a lucrative investment in a thriving locale. Contact Syed Amin on 0422 368 577 from Multi Dynamic Ingleburn today to arrange a viewing and explore the endless possibilities this property affords! Disclaimer: Multi Dynamic believes that all information contained herein to be true and correct to the best of our ability and in no way misleading, however, all interested parties are requested to do their own research before taking any decision.