

**220 Eleventh Avenue, Austral, NSW 2179**



**Residential Land For Sale**

Thursday, 25 April 2024

220 Eleventh Avenue, Austral, NSW 2179

Area: 1 m2

Type: Residential Land



Gary Gulati  
0291312030

## Expression of Interest!

Gary Gulati of Waratah Bella Vista presents a rare development opportunity of 3-acres land parcel that holds immense potential (STCA) for developers, investors, and astute land bankers alike. What truly sets this property apart is its future-proof allure. With zoning classifications including Low Density Residential, Environmental Living, and Environmental Conservation, the canvas for development is vast and varied (Zoning information as per Liverpool planning portal) Envision your dream project taking shape amidst a backdrop of key developments and infrastructure upgrades. The vendors have initiated preliminary discussions with the relevant council for subdivision, with proposed plans including blocks of various sizes, terrace homes, medical centre, and a childcare centre (Subject to council approval). Strategically positioned near the M5, M7, and the upcoming M12 motorways, as well as the Leppington Train Station, accessibility is unparalleled. Immerse yourself in the vibrant local community, with shopping villages, restaurants, and esteemed primary and secondary schools just moments away. With an impressive 80.47 meters of frontage and 150.88 meters of depth, this flood-free haven enjoys a prime location within arm's reach of essential amenities and major transport arteries. At its heart lies a charming four-bedroom home, which has a rental potential of approximately \$ a week. For more information and to express your interest, please contact Gary Gulati on 0425103366. Disclaimer: Every precaution has been taken to establish the accuracy of the information on this property; however, it does not constitute any representation by the vendors or agent. All interested parties are advised to carry out their own inquiries, due diligence and relevant searches.