

95 Eleventh Avenue, Austral, NSW 2179



Acreege For Sale

Thursday, 4 July 2024

95 Eleventh Avenue, Austral, NSW 2179

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: Acreege



Slavko Romic
0293621700



Anthony Moore
0412730017

Just Listed

RomicMoore Property proudly presents to the market 95 Eleventh Avenue, Austral, a desirable 3 acre* corner block, boasting over 150 metres of frontage along Edmondson Avenue. Nestled within an area of already developed and subdivided blocks, this prominent parcel offers exceptional potential and great exposure. Its prime location ensures that it is within a short walking distance to the local Austral shops, including IGA, various shops, and inviting cafes. Additionally, the property is only 400 meters* from Austral Public School. Austral is a rapidly expanding suburb that has seen significant development and continues to attract further investment. New infrastructure projects, including the forthcoming Fifteenth Avenue Smart Corridor, will provide a direct link to Western Sydney Airport, positioning this area as a key growth centre. This property also offers unparalleled access to major arterial roads such as the M5, M7, and Fifteenth Avenue, ensuring seamless connectivity to the greater Sydney area. Current improvements to the land include a 3 bedroom brick residence. Key Highlights:- Desired 3 acre* corner block with over 150 metres of frontage to Edmondson Avenue- Positioned in a developed area with potential for future development (S.T.C.A) - Walking distance to Austral shops, IGA, cafes, and only 400 meters to Austral Public School- Proximity to significant new infrastructure, including the Fifteenth Avenue Smart Corridor- Excellent access to major arterial roads: M5, M7, and Fifteenth Avenue- Rapidly expanding suburb with substantial development underway- Additions to the land include a 3-bedroom brick home Zoning information as per Liverpool Council's ePlanning Portal:- C4 - Environmental Living (50.5%)- SP2 - Infrastructure (32.4%)- C2 - Environmental Conservation (17.1%)*approximately*Note: All dimensions and information herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our plans and information, interested parties should rely on their own enquiries. Prospective purchasers should make their own inquiries with council & any related governing bodies in relation to zoning and permitted usage, to satisfy themselves as to the proposed use of the property.