

**308/65 Gurner Avenue, Austral, NSW, 2179**



**Land For Sale**

Wednesday, 7 August 2024

308/65 Gurner Avenue, Austral, NSW, 2179

Type: Land



Abhi Chauhan



Ingrid Tangman



Manish Sanjel

## "Expansive Land Parcel in Austral Endless Possibilities!"

### Ideal Investment Land

Welcome to Lot 308, 65-67 Gurner Avenue, Austral a fantastic opportunity to secure a prime corner lot in one of Sydney's fastest-growing suburbs. This 379.6 sqm with 10m frontage of land offers the perfect canvas to build your dream home in a vibrant and thriving community.

### Land Details:

Land size: 379.6sqm

Frontage:13.19

Registered by Sep 2024

### Why This Land is Exceptional:

**Generous Size:** With 379.6 sqm of space, there's ample room to create a comfortable family home with all the features you desire.

**Future Growth Potential:** Austral is rapidly developing, making this land not only a great place to live but also a smart investment for the future.

### Key Features:

Austral Park: 5 minutes

Austral Library: 6 minutes

Austral Public School: 4 minutes

Unity Grammar: 7 minutes

Carnes Hill Community Centre: 10 minutes

Carnes Hill Marketplace: 10 minutes

Emerald Hills Shopping Village: 11 minutes

Gregory Hills Shopping Centre: 10 minutes

Western Sydney Parklands (Austral section): 12 minutes

Leppington Train Station: 12 minutes

Carnes Hill Medical Centre: 10 minutes

The Australian Botanical Garden: 15 minutes

The Ridge Golf Driving Range: 14 minutes

Western Sydney Airport (Future): 20 minutes

### The Dream of Living in Austral:

Austral is a suburb that perfectly balances modern living with a sense of community and tranquility. With ongoing infrastructure developments, including new schools, parks, and shopping centers, Austral is quickly becoming one of Sydney's most sought-after locations for families and investors alike.

Don't miss out on this incredible opportunity to invest in your future. Secure this prime piece of land in Austral today and start planning your dream home or investment property in one of Sydney's most promising suburbs.

For more information or to arrange an inspection, contact us today!

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