

**32/40 Eleventh Avenue, Austral, NSW, 2179**



**Land For Sale**

Wednesday, 11 September 2024

32/40 Eleventh Avenue, Austral, NSW, 2179

Type: Land



Abhi Chauhan



Manish Sanjel



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## "Discover Your Future in Austral: Premium Land for Sale"

### Prime Land Ready for Your Vision

Discover the perfect opportunity to build your custom dream home in the heart of Austral. Located at Lot 32, 40 Eleventh Avenue, Austral, this registered and ready-to-build land offers a generous size of 250.1 sqm with 10m frontage.

Austral is a thriving suburb that seamlessly blends the tranquility of countryside living with the convenience of urban amenities. As a designated "Priority Growth Area" by the NSW Government, Austral is set for remarkable development, making it an ideal place to invest and live.

### Why Austral?

Austral offers a lifestyle that caters to families, professionals, and investors alike. Imagine living in a community that boasts top-notch schools, convenient shopping centers, lush parks, and state-of-the-art leisure facilities, all within close reach.

### Key Features:

#### Education:

AL-Faisal College: 2-minute drive  
Austral Public School: 4-minute drive  
Leppington Public School: 6-minute drive  
Amity College: 7-minute drive

#### Shopping & Retail:

Austral Shopping Village: 3-minute drive  
Leppington Village: 5-minute drive  
Willowdale Shopping Centre: 8-minute drive

#### Daycare & Early Learning:

Little Graces Childcare: 3-minute drive  
Austral Early Education and Care: 4-minute drive  
Kindarama Early Learning Centre: 6-minute drive

#### Parks & Leisure:

Austral Park: 3-minute drive  
Craik Park: 4-minute drive  
Western Sydney Parklands: 10-minute drive  
Michael Clarke Recreation Centre: 10-minute drive

#### Gyms & Fitness:

Anytime Fitness Austral: 5-minute drive  
F45 Training Leppington: 7-minute drive

#### Transport:

Leppington Train Station: 6-minute drive  
Major bus routes: 2-minute walk

#### Leisure & Recreation:

Leppington Oval: 5-minute drive  
Sydney International Equestrian Centre: 10-minute drive

Imagine coming home to a place where you can design your living space to match your unique lifestyle. Whether it's a cozy single-storey home or a spacious double-storey design, Lot 32, 40 Eleventh Avenue provides the perfect foundation for your aspirations.

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