

# 435 Fourth Ave, Austral, NSW, 2179

**Elders** Real Estate

## Land For Sale

Sunday, 18 August 2024

435 Fourth Ave, Austral, NSW, 2179

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 2**

**Type: Land**



Lou Niceski  
0414287093

## **EXCELLENT DEVELOPMENT OPPORTUNITY**

For Sale | Inspect by Private Appointment

Elders Real Estate are PROUD to offer you this Commercial Development Site.

Secure this development potential in the fast-growing Southwest Region.

- High profile site - corner block with frontage of 232m & 74m
- Zoned - R3 Medium Density - 12m height limit
- Total land size approx. 5 acres

Current improvements are on the property, featuring two houses.

Main family home offers 4 bedrooms, spacious living areas, modern timber kitchen. Additional home also is 4 bedrooms with potential for rental income.

Holding investment Income while you commence your development.

Positioned a short walk to Austral shopping complex, Leppington Train Station and New Badgerys Creek Airport location only a short drive away. Convenient access to the M5 & M7 Motorway.

Call Lou Today! 0414 287 093