

**Lot 101, 40 Eleventh Avenue, Austral, NSW 2179**



**Residential Land For Sale**

Tuesday, 30 January 2024

Lot 101, 40 Eleventh Avenue, Austral, NSW 2179

Area: 292 m2

Type: Residential Land



Pardeep Smotra  
0286324772

## Contact Agent!

Sapphire Estate Agents are proud to present: VERY Close to upcoming School, Community Centre and already established Shopping Village 10-15 MINUTES WALK!, 3 Minutes drive approx. from future indoor sports, aquatic centre and sports ground (source: Liverpool City Council: Austral and Leppington Planning) Unregistered land located in the highly sought-after suburb of Austral, with only a short distance to all amenities. Build your dream home with your choice of builder or Invest in this amazing opportunity!. Options to choose from multiple lots size starting from 250sqm -296sqm. Key Features:- Premium location in Austral - close to all necessary amenities!- Estimated registration early-mid 2025 - secure with 5% deposit - 10 Minutes to Carnes Hill Marketplace - All your shopping needs!- 5 - 10 Minutes approx. Walk from nearest public transport!- 5 minutes drive to Leppington Station- A short 3 mins drive from the local Austral Shopping Village and close by to the magnificent Western Sydney Parklands. This soon to be registered land is a canvas ready for your vision. Join the community in this highly desirable area and be part of its growth story. Embrace the future at Austral, where convenience, community, and potential converge. Additional Features: Accessibility: Enjoy easy commutes with proximity to the motorways, Leppington Train Station, and under an hour's travel to Sydney CBD. Community: Designed with a strong sense of community and belonging, promoting a harmonious living environment. Amenities: Close to major shopping centers, schools, medical facilities, dining, and entertainment options for a balanced lifestyle. Future Growth: Positioned near the upcoming Badgerys's Creek Airport and future Southwest Business Park, plus the proposed light rail on Fifteenth Avenue. Freedom of Choice: You have the freedom to choose your own builder and design your ideal home. Neighborhood: Nestled in a highly desired, brand new area in Austral. If you are a first-home buyer looking at getting into the property market or an investor looking to find great opportunities now is your chance. Book an inspection today and Call Pardeep Smotra : 0421226291 Sardul Humagain : 0452600785 Disclaimer: We believe that the information contained herein is gathered from sources we deem to be reliable. However, all interested parties should make and rely upon their own inquiries in order to determine whether or not this information is, in fact, accurate.