

# Lot 102, 20 Seventh Avenue, Austral, NSW 2179

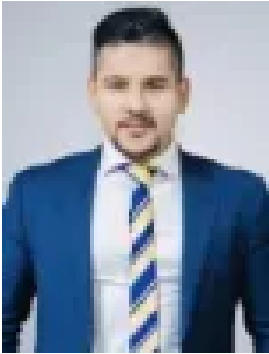
## Residential Land For Sale

Saturday, 6 April 2024

Lot 102, 20 Seventh Avenue, Austral, NSW 2179

Area: 451 m2

Type: Residential Land



Nava Pandey  
1800697277



Abhi Chauhan  
1800697277

## Contact Agent

Welcome to 20 Seventh Avenue! A fantastic land opportunity located in the thriving suburb of Austral. This vacant parcel of land presents an excellent canvas for building your dream home or exploring potential investment options. Massive frontage of 13.4M with 450.1m<sup>2</sup> of total area. Great Location: Positioned in a highly desirable area, 20 Seventh Avenue is close to schools, parks, shopping centers, and public transport, offering easy access to all amenities. 1 minute drive to Orchard Early Learning Centre 3 minute drive to Austral Public School 3 minute drive to Club Austral 3 minute drive to St Rafqa's Maronite Church 4 minute drive to Leppington Train Station 4 minute drive to Leppington Public School 6 minute drive to Leppington Village Shopping Centre. Sizeable Land: Boasting a generous size, this land provides ample space for your envisioned residence and outdoor activities, allowing for a lush garden or a play area for kids. Quiet Neighborhood: Despite its proximity to urban conveniences, Seventh Avenue maintains a serene and peaceful atmosphere, providing a relaxing escape. Investment Potential: Austral's continuous growth and development make it an attractive location for potential investors, with rising housing demand indicating future appreciation. Versatile Usage: Zoned for various possibilities, you can build your dream home with desired features or explore development options like House and Granny OR even Duplex (subject to council approval). Disclaimer: While Sapphire Estate Agents endeavours to provide accurate information, interested parties are advised to conduct their own thorough due diligence. Please refer to the Land Contract for precise details.