

# Lot 131, 45 Gurner Avenue, Austral, NSW 2179

## Residential Land For Sale

Thursday, 13 June 2024



Lot 131, 45 Gurner Avenue, Austral, NSW 2179

Area: 300 m2

Type: Residential Land



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First National Real Estate Silverskye  
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## 5% Deposit With Option Available

\*Land expected registration - 3rd quarter 2024\*Meeting Point: 15 Bexhill St, ColebeeLocation Highlight:- Located just approx. 15 mins away from the upcoming "Aerotropolis" that includes Western Sydney Badgerys Creek Airport, Sydney Science Park, and Worth Trade Centre - Easy access to the future Fifteenth Avenue Smart Transit Corridor that offers direct link to "Aerotropolis"- Close proximity to the future South West Business Park, Major Shopping Centre, and Bulk goods retailing such as Bunnings, Ikea, etc- Situated opposite to a future local shopping village- Surrounded by both existing and future proposed schools- Only 9 mins drive to Leppington Train Station- Easy access to the M7 and M5 MotorwaysPackage Feature:- Ducted Air Conditioning- 20mm stone benchtops- Tiled splashback- 900mm oven, cooktop and rangehood- Landscaping- Clothesline and mailbox- Standard site cost- 2700mm ceiling height for ground floor- 3 months maintenance period- 6 years statutory structural guarantee periodDisclaimer: All photos are artist impression only. They might depict fixtures, finishes, and furniture that are not supplied with the property. The information contained herewith should not be relied upon and you should make your own inquiries and seek advice in respect of this property or any property on this page.\*Terms and condition apply