

**Lot 242, 45-65 Gurner Avenue, Austral, NSW 2179**

**Residential Land For Sale**

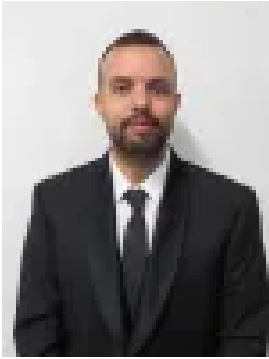
Saturday, 11 May 2024



Lot 242, 45-65 Gurner Avenue, Austral, NSW 2179

Area: 339 m2

Type: Residential Land



Bruno Sergi  
0418226633

## Open To Offers!!!

Conveniently located minutes from Austral & Leppington Town Centre and the Southwest Rail Link. We have a variety of land options available to suit any budget. This new estate is just not far from the Austral retail, dining & commercial hub catering to all of your shopping and entertainment needs. In Amazing Location these vacant blocks facing a brand-new suburb. 5 minutes to Leppington & 10 minutes to Liverpool. Choose your own builder or we can provide house & land package with many options with No set timeframe to build. Situated in Sydney's Southwest and set amongst one of Sydney's fastest growth centers is this a rare opportunity, this estate has been carefully designed to create a real sense of community and belonging. - Limited Land Lots sized from 254.6m<sup>2</sup>+ - Near Level Building Blocks - Excellent location - walking distance to Austral Shopping Village and Western Sydney Parklands - Close to Leppington Train Station, Major shopping centers, Schools, Medical, Dining and entertainment - Under an hour's drive or by train to Sydney CBD - Easy access to the M7 and M5 motorways - Easy access to upcoming Badgerys's Creek Airport - Close to Future Southwest Business Park - Set to be NBN & natural gas ready! It's a wonderful environment for a wide variety of buyers, from first time purchasers to young families, Investors & downsizers - anyone looking to enjoy a relaxed yet highly connected address. Registration Estimated Mid of 2024. This site is strictly 1st into exchange will receive the lot so be quick to exchange 1st not to miss out!!!