

# Lot 315, 50-56 Thirteenth Avenue, Austral, NSW 2179

## Residential Land For Sale

Friday, 5 July 2024

Lot 315, 50-56 Thirteenth Avenue, Austral, NSW 2179

Area: 279 m2

Type: Residential Land



Ranjit Onta  
1800697277

**\$615,000 - \$640,000**

Discover the perfect canvas for your dream residence with this exceptional residential land for sale. Located in a highly sought-after neighborhood, this property offers a unique opportunity to build your ideal home in a desirable and vibrant community. Immerse yourself in the following description and envision the possibilities that await you:

- 1. Ideal Location:** Enjoy easy access to Leppington Train Station, Al-Faisal College, Arrahman College, Unity Grammar School, Austral Public School, Leppington Public School and all the necessary amenities.
- 2. Expansive Lot:** This generous parcel of land provides ample space to create your dream home.
- 3. Infrastructure and Utilities:** The land is conveniently connected to essential infrastructure, ensuring a smooth development process. Utilities such as water, electricity, and sewer connections are readily available, saving you time and effort during construction.
- 4. Architectural Freedom:** With this residential land, you have the freedom to design and build a home that perfectly reflects your taste and preferences.
- 6. Future Investment:** Beyond fulfilling your immediate desire for a dream home, this property presents a compelling investment opportunity. The location and desirability of the neighbourhood make it an ideal long-term investment, offering the potential for future growth and value appreciation.

**Key Highlights:-** Approx 4km to Leppington Train- Approx 1.8km/22 mins walk to Austral Public School- Approx 1.8km/22 mins walk to Shops, Cafes, IGA, Australia Post & cafes.- Approx 1.4km/15mins walk to Austral Town Centre (Medical centre, IGA, News agency, pharmacy, restaurants and more)- Approx 450m/2 min walk to Child care- Future light rail plan on the fifteenth avenue- Easy access to the M7 and M5 motorways- Easy access to upcoming Western Sydney International Airport

Act now as this won't last long! Don't miss out on the chance to secure this prime residential land and embark on a journey to create the home of your dreams. Contact us today for further information and to explore the boundless potential this property has to offer! Feel free to contact Ranjit on 0451507286 to book an inspect the land.\*All information in this advertisement was gathered from sources deemed reliable, however Sapphire Estate Agents Leppington or any staff related to the advertised property cannot guarantee the accuracy of this information nor do we accept responsibility.