

**Lot 8, 170 Twelfth Avenue, Austral, NSW 2179**

**Residential Land For Sale**

Friday, 9 February 2024



Lot 8, 170 Twelfth Avenue, Austral, NSW 2179

Area: 322 m2

Type: Residential Land



Saurabh Robin Kalra  
0283157789

## For Sale

Discover the potential of this exceptional 322sqm unregistered block with a generous 10.1m frontage, situated in the heart of Austral, NSW. This is your opportunity to shape the home of your dreams in a rapidly growing community.

**Key Features:**

- Unregistered Block:** Take advantage of this unregistered block, providing a clean slate for your vision without the delay of a lengthy settlement process.
- Strategic Location:** Proximity to the M7 motorway ensures seamless connectivity for your daily commute.
- Education Excellence:** Esteemed educational institutions such as Austral Public School, Unity Grammar College, Al-Faisal College, and St. Anthony of Padua are in close reach.
- Future Opportunities:** Exciting prospects unfold with the Western Sydney Airport and a cutting-edge science and technology park on the horizon.
- Academic Hub:** Plans for a world-class university campus adjacent to the Western Sydney Airport promise a dynamic learning environment.
- Town Centre Development:** Anticipate visionary development with a new Austral Town Centre, complemented by the upgraded Leppington Town Centre.

**Act Now:** Don't miss out on the chance to secure your piece of Austral's promising future. Contact us today to discuss this incredible opportunity and take the first step toward realizing your dream home.

For further information or to book an inspection please contact Saurabh (robin) Kalra 0450 679 021

**Disclaimer:** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.