

172 Browns Road, Austral, NSW 2179

Raine&Horne.

Residential Land For Sale

Tuesday, 25 June 2024

172 Browns Road, Austral, NSW 2179

Area: 349 m2

Type: Residential Land



Aldo Ianni
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Sam Ruisi
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\$639,000 - \$699,000

Buyers in the market to build - whether it be to live in, rent out, or even on-sell; this vacant 349m² corner block with dual street frontage (and possible dual access) is located in a family-friendly neighborhood, surrounded by newly or recently built contemporary homes. Whether liaising with a builder on a selected design from a suite of pre-existing choices, or custom designing your own lifestyle home of choice; it makes sense to build a double storey home to absolutely maximise space and functionality whilst keeping room for a fenced backyard for the children and pets. Summary of features:

- Vacant 349m² corner block ready to build on
- Dual street frontage, possible dual street access
- Build two levels to create generous size living
- Quiet family-friendly locale close to schools & parks
- Just mins to shops, train station, childcare & more
- 13-mins to Western Sydney Airport (opening 2026)
- Future boom-area earmarked for massive growth
- Buy today & start planning your building project
- Land-bankers may want to acquire and hold

Council Rates: \$291 per quarter (approx) Regardless of purchasing to build or hold for future profit - this is an area that is going ahead in leaps and bounds, and the time to invest in this precinct is now. The future is looking as bright as can be and when the nearby Western Sydney Airport opens, this entire corridor will explode in terms of demand and capital growth.