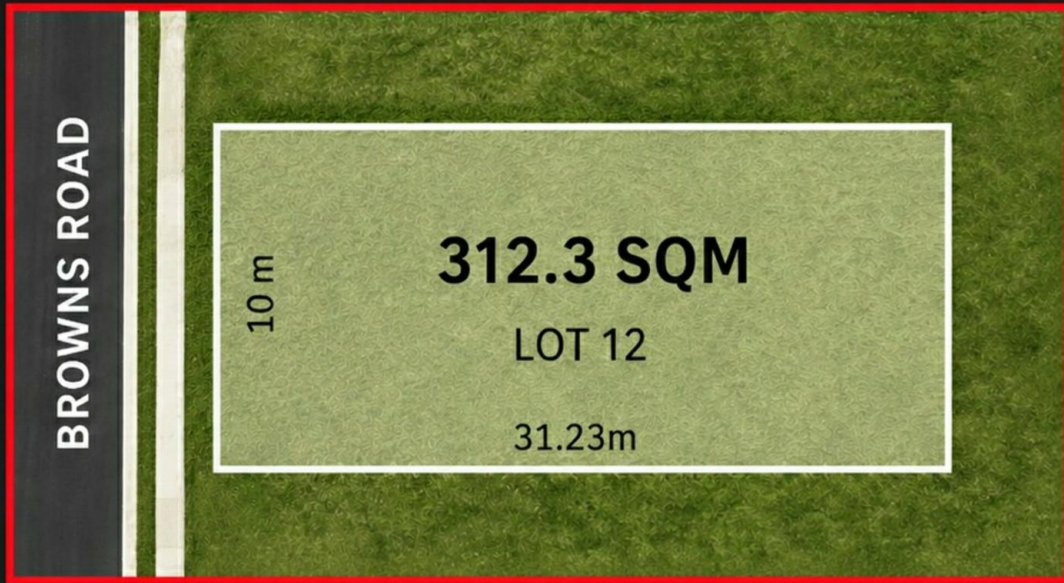


LAND FOR SALE



TENTH AVENUE, AUSTRAL

 **LJ Hooker**
Cabramatta

Lot 12 Browns Road, Austral

Lot 12, Brown Road, Austral NSW 2179

LJ Hooker Cabramatta proudly presents Lot 12 within the highly sought-after Northrise Estate, a boutique land release in one of South-West Sydney's fastest-growing communities.

Positioned in a vibrant and emerging neighbourhood, Northrise continues to attract strong interest, with only a limited number of lots remaining. This is a fantastic opportunity to secure a well-proportioned parcel of land and build your dream home at your own pace. Lot 12 offers 312.3m² of land with a 10m frontage, making it ideal for a range of modern home designs. Whether you're a first home buyer, upgrader, or investor, this block provides flexibility, affordability, and strong long-term potential.

Ideally located in Austral, the estate is just moments from Middleton Grange and the expansive Western Sydney Parklands, and within close proximity to the future Western Sydney International Airport. It is also conveniently situated near the well-regarded Al-Faisal College, just a short walk away.

Residents will benefit from excellent connectivity via major transport



LAND 312.30 m²

FOR SALE
\$705,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

routes including the M5 and M7 motorways, along with the proposed Fifteenth Avenue Smart Corridor, providing seamless access across Greater Sydney. Planned future amenities such as a local shopping centre and public piazza will further enhance convenience and lifestyle appeal.

Key Features:

- 312.3m² vacant land
- 10m frontage suitable for contemporary designs
- Secure with a 10% deposit
- Registered land – ready to build
- Close to schools, parklands, and future amenities
- Easy access to M5, M7, and upcoming infrastructure

Don't miss this opportunity to secure a quality parcel in a high-growth location and create the lifestyle you've been planning.

Disclaimer:

All information provided is deemed reliable but not guaranteed and should be independently verified. LJ Hooker Cabramatta makes no representation as to the accuracy of the information. Interested parties are advised to carry out their own enquiries. Images are for illustrative purposes only and may include artist impressions.

MORE DETAILS

Property ID	1FTAF8S
Property Type	Residential
Land Area	312.3 m2

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