


# PRIME PLOTS

## FOR SALE

 **45-67 Gurner Ave,  
Austral**

**Expected to  
register early  
October 2024**

- \* Ready for commercial and residential settlement
- \* Close proximity to social amenities
- \* 3 km from Austral school and shopping center
- \* Secure neighborhood

**0425123044**



**PRATAP KHAREL**



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## Austral, Lot 195/45 Gurner Avenue

Exclusive Land Opportunities in Austral: Build Your Dream Home !

Lot 195, 45 Gurner Street, Austral

Land for sale in Austral

Discover the perfect opportunity to build your dream home in Austral, where prime land lots are now available for sale. Situated in a rapidly growing suburb, these spacious lots offer the ideal blend of tranquility and convenience.

Enjoy close proximity to top-rated schools, modern shopping centres, lush parks, and excellent transport links, making daily living effortless and enjoyable.

Don't miss out on securing your slice of Austral's vibrant and thriving community!



LAND 300 m<sup>2</sup>

**For Sale**  
\$620,000

**Contact**  
**Pratap Kharel**  
0425 123 044  
[pkharel.ingleburn@ljhooker.com.au](mailto:pkharel.ingleburn@ljhooker.com.au)



**LJ Hooker Ingleburn**  
**(02) 9829 6006**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Land Size: 300 Sqm  
Frontage: 9m  
Registration due OCTOBER 2024

SURROUNDING

Premium estate offering a new lifestyle  
Less than 5km to Leppington Town Centre  
Combines rural tranquility with urban convenience

? Key Highlights

Exclusive release of premium land  
Close to green spaces and parklands  
Proximity to schools:

- 2 minute drive to Austral Public School
- 3 minute drive to St Anthony's Catholic Church
- 3 minute drive to Shree Ram Krishna Temple
- 3 minute drive to Austral Park
- 5 minute drive to Little Zak's Academy Austral
- 6 minute drive to Club Austral
- 7 minutes drive to Unity Grammar
- 9 minute drive to Leppington Train Station
- 9 minute drive to Leppington Public School
- 9 minute drive to Leppington Village Shopping Centre

Contact Details

PRATAP KHAREL 0425123044  
ROHIT WALIA: 0499996618

This advertisement highlights a prime East-facing land opportunity in Austral, with a sizable lot size, convenient location, and options for building your dream home.

Disclaimer: While LJ HOOKER INGLEBURN Agents endeavors to provide accurate information, interested parties are advised to conduct their own thorough due diligence. Please refer to the Land Contract for precise details.

More About this Property

Property ID	F01HG3
Property Type	Residential
Land Area	300 m²

Pratap Kharel 0425 123 044  
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