



166 Fourth Avenue, Austral

AUCTION! - THIS SATURDAY

Motivated Vendors | Must Be Sold

Packed with potential and awaiting its next chapter, this home presents an outstanding opportunity for enhancement and transformation. While some work and improvements are required, the home offers an exceptional foundation to capitalise on its desirable location, functional layout, and land size.

Note: Images have been digitally enhanced to demonstrate the properties potential after improvements.

Positioned in the rapidly expanding suburb of Austral, this near new double storey residence has been thoughtfully designed to accommodate the needs of the modern family.

Showcasing a well-planned layout, low-maintenance features, and an abundance of natural light throughout, it's the perfect choice for both growing families, savvy investors alike and those looking to add their own personal touches.

The property offers the following features:

- Light filled kitchen with stone top benchtop and 900mm stainless steel appliances

4 2 2

FOR SALE

Auction Price Guide - \$900,000

AGENTS

Chelsea Mifsud
0429 628 005
cmifsud.leppington@ljhooker.com.au

Samuel Moscabenny
0448 649 817
smoscabenny.leppington@ljhooker.com.au

AGENCY

LJ Hooker Leppington | Austral
(02) 9606 4311

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.



- Spacious master bedroom complete with a balcony, walk-in robe and ensuite
- Expansive bedrooms each with built-in robes
- Welcoming open plan living and dining area
- Bathrooms tiled floor to ceiling with free standing bathtub
- Potential rental income of \$850 per week
- Complete with dual side access, high ceilings, ducted air-conditioning and security smart lock front door

This property is ideally situated just a short distance from the vibrant Austral Shopping Centre, a variety of schools, the Austral Bowling Club, and several nearby bus stops. It is also only moments from Leppington railway station and Leppington Town Centre, while being approximately 20 minutes from the upcoming Western Sydney International Airport.

With highly motivated vendors this property creates an exceptional buying opportunity. Contact us today to avoid disappointment.

To be sold via Public Auction On Site
Saturday 13th of June, 2026 at 2:00pm (unless sold prior)

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID	11ZGHCV
Property Type	House
Land Area	318 m2
Including	Toilets (3)

Chelsea Mifsud 0429 628 005

Licensed Sales Agent | cmifsud.leppington@ljhooker.com.au

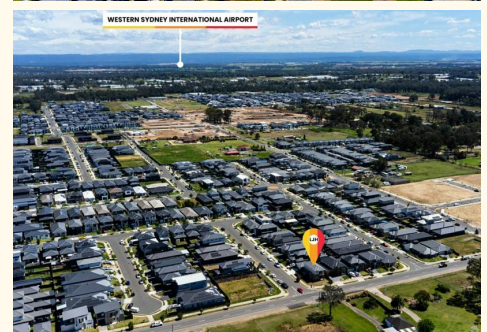
Samuel Moscabenny 0448 649 817

Licensed Sales Agent | smoscabenny.leppington@ljhooker.com.au

LJ Hooker Leppington | Austral (02) 9606 4311

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

leppington.ljhooker.com.au | leppington@ljhooker.com.au





166 Fourth Avenue, Austral 2179

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.