

NEW LAND IN A PREMIUM SETTING



THE

avenues

— AUSTRAL —





Discover the place you'll want to call home at The Avenues Austral.

Entirely affordable, this exciting new land release allows you the freedom to design your own home in a premium location within a new, boutique community. You couldn't ask for a more convenient location to raise your family.

Adjoining the foothills of Western Sydney Parklands, The Avenues, Austral is a short walk to established amenities, shops and schools. Proposed future amenities within the suburb of Austral will further enhance the lifestyle and liveability of the region. Leafy environmental sanctuaries are nearby for family fun.



Everyday family convenience.

From the very start you will have easy access to a variety of new and existing retail outlets to make family shopping a pleasure. Campisi Deli and Butchery has great Italian food, meats and coffee, and the Austral IGA Supermarket is within a 15 minute walk.

The existing Carnes Hill Marketplace shopping centre includes Woolworths, Big W and Dan Murphys. The proposed town centres at Leppington and Edmondson Park will only enhance your local shopping experience.

Perfectly placed for your children's education, The Avenues, Austral has a great choice of public schools. Thomas Hassall Anglican College is within a short walk. Tertiary education centres are also within easy reach of Austral, which include both a TAFE and South Western Sydney University campus.



Location Plan



- 1 AUSTRAL LOCAL SHOPPING CENTRE
- 2 EDMONDSON AVENUE
- 3 LEPPINGTON STATION
- 4 FUTURE LEPPINGTON TOWN CENTRE

- 5 BRINGELLY ROAD
- 6 WESTERN SYDNEY PARKLANDS
- 7 WEST HOXTON
- 8 M7

- 9 LIVERPOOL CBD
- 10 EDMONDSON PARK
- 11 SYDNEY CBD
- 12 FUTURE PARK



Connect with all parts of Sydney.

The Avenues, Austral has excellent proximity to major transport services including Leppington Train Station and major road links to both the M5 / M7 Motorways. The Sydney CBD can be reached in 45 minutes and access to the proposed Badgery's Creek Airport is only 15 minutes away.



Sydney's Great South West.

The rapidly developing hub of Liverpool is 15 kilometres nearby, offering an outstanding regional centre for all your civic needs. The area is bursting with major amenities including hospitals, entertainment venues and superb riverside spaces for relaxing weekend picnics.

The environmental reserves, playgrounds and barbecue areas in the Western Sydney Parklands are also a quick drive away, offering your family a tranquil setting to meet, celebrate, learn and play.

The proposed Sydney Science Park in Luddenham, a 250ha centre incorporating commercial, research and development space is within a 15 minute drive.

LOCATION FEATURES

Walking

to shops, cafes and parks

2 Min

IGA, Medical Centre, Campisi Deli and Butcher

3 Min

Austral Bowling Club and Thomas Hassall Anglican College

5 Min

Leppington Train Station, M7 and M5 Motorways

7 Min

Carnes Hill Marketplace incl Woolworths, Big W and Dan Murphys

12 Min

Lakeside Golf Club, Camden

20 Min

Liverpool CBD, Plough & Harrow East Parklands

35 Min

Parramatta CBD

URBAN
PROJECT
MARKETING

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Sixth & Seventh Avenue, Austral

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