

Seventh AVENUE

AUSTRAL

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SEVENTH AVENUE
AUSTRAL, NSW



AREA GROWTH – PAGE 2

LOCATION & AMENITIES – PAGE 3

MASTERPLAN – PAGE 4

LOCAL PARKS
CLOSE-BY

A PLACE OF GREAT OPPORTUNITY

Seventh Avenue offers the ideal location close to transport hubs, shops, schools and parklands. Discover an opportunity to live, work and invest in a growing area.

- 5 minutes to Leppington Train Station
- Close to Proposed Leppington Town Centre
- Easy access to M5 & M7 Motorways
- Direct link to Sydney CBD and planned Western Sydney Airport
- Adjoining Western Sydney Parklands
- Close to shops, schools, churches and medical facilities

• Austral is located in one of the fastest growing residential corridors in Australia.

Situated in Austral, within the Western Sydney growth corridor and backing on to the spacious surrounds of Western Sydney Parklands, this spectacular land release offers a lifestyle that's close to everything you need.



SURROUNDED BY NATURE



Soak up the sunshine at the biggest urban park in Sydney and be entertained by the impressive 5280 hectare Western Sydney Parklands. Enjoy mountain biking tracks, picnic areas, walking tracks and a lookout all within a short drive.

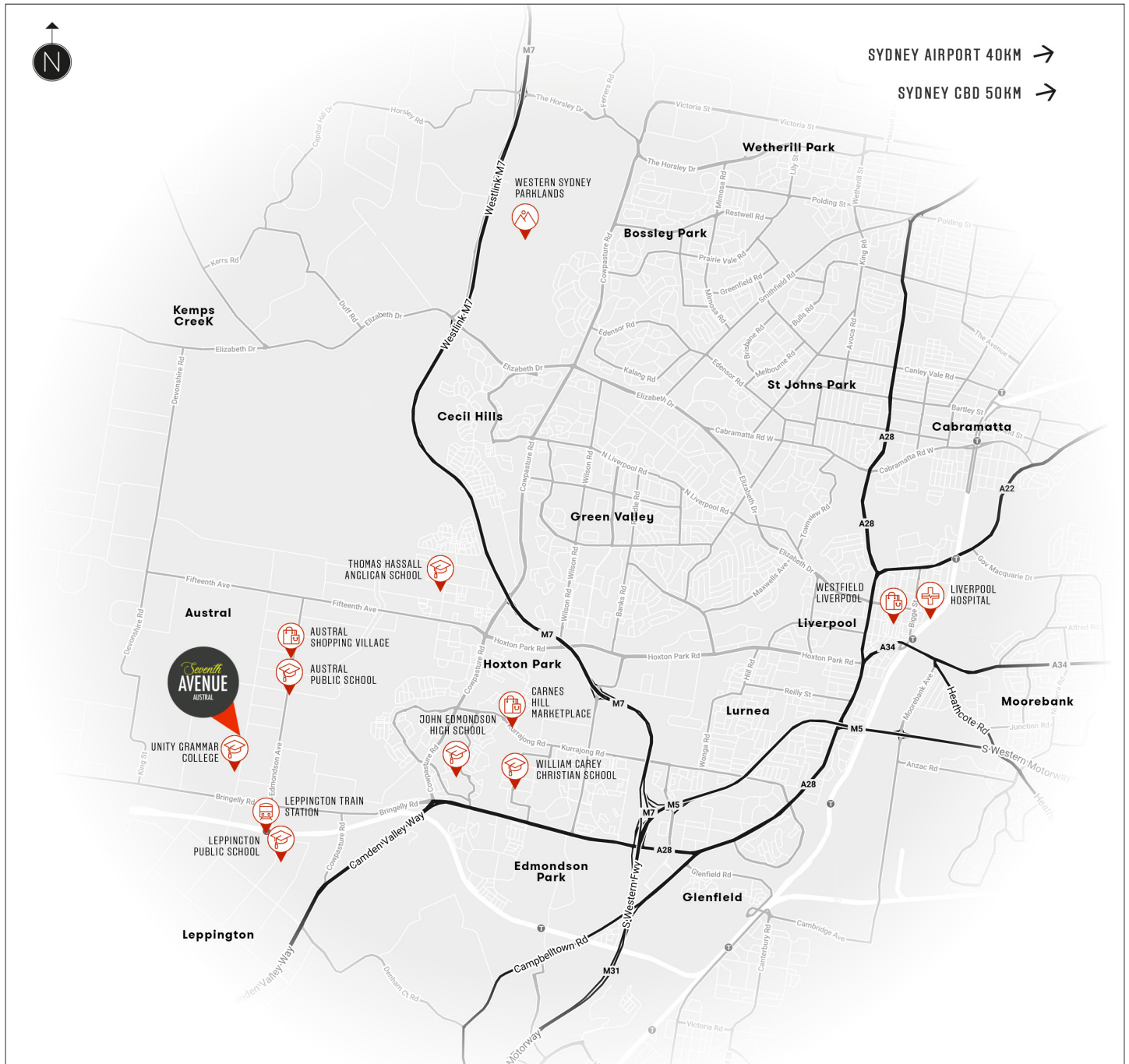
Upcoming local amenities including kilometres of cycling and walking tracks, beautiful picnic areas, barbecues in the park and exciting playgrounds for the kids will be close-by.

UPCOMING INFRASTRUCTURE



- **Western Sydney Airport**
Expected to open in 2026, creating 28,000 jobs by 2030 and 60,000 jobs by 2063. Delivering world-class transportation and business links to both national and international markets.
- \$3.6 billion road infrastructure investment over 10 years
- Extension of the Rail Link Network
- 200ha of recreational areas to be created
- Plans for six new primary schools, two high schools and a new TAFE campus

LOCATION MAP



“Located in the centre of Sydney’s South-West Growth Centre, which is expected to accommodate 300,000 new residents and 110,000 new dwellings by 2020.”

- Unity Grammar College **800m**
- Austral Public School **1.4km**
- Austral Shopping Village **1.5km**
- Leppington Train Station **2.6km**
- Leppington Public School **3.0km**
- John Edmondson High School **5.8km**
- Carnes Hill Marketplace **6.5km**
- William Carey Christian School **7.2km**
- Western Sydney Parklands **12km**
- Westfield Liverpool **15.2km**
- Liverpool Hospital **15.4km**
- Sydney Airport **40km**
- Sydney CBD **50km**

SEVENTH AVENUE

