

Seventh AVENUE

AUSTRAL

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SEVENTH AVENUE
AUSTRAL, NSW



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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.

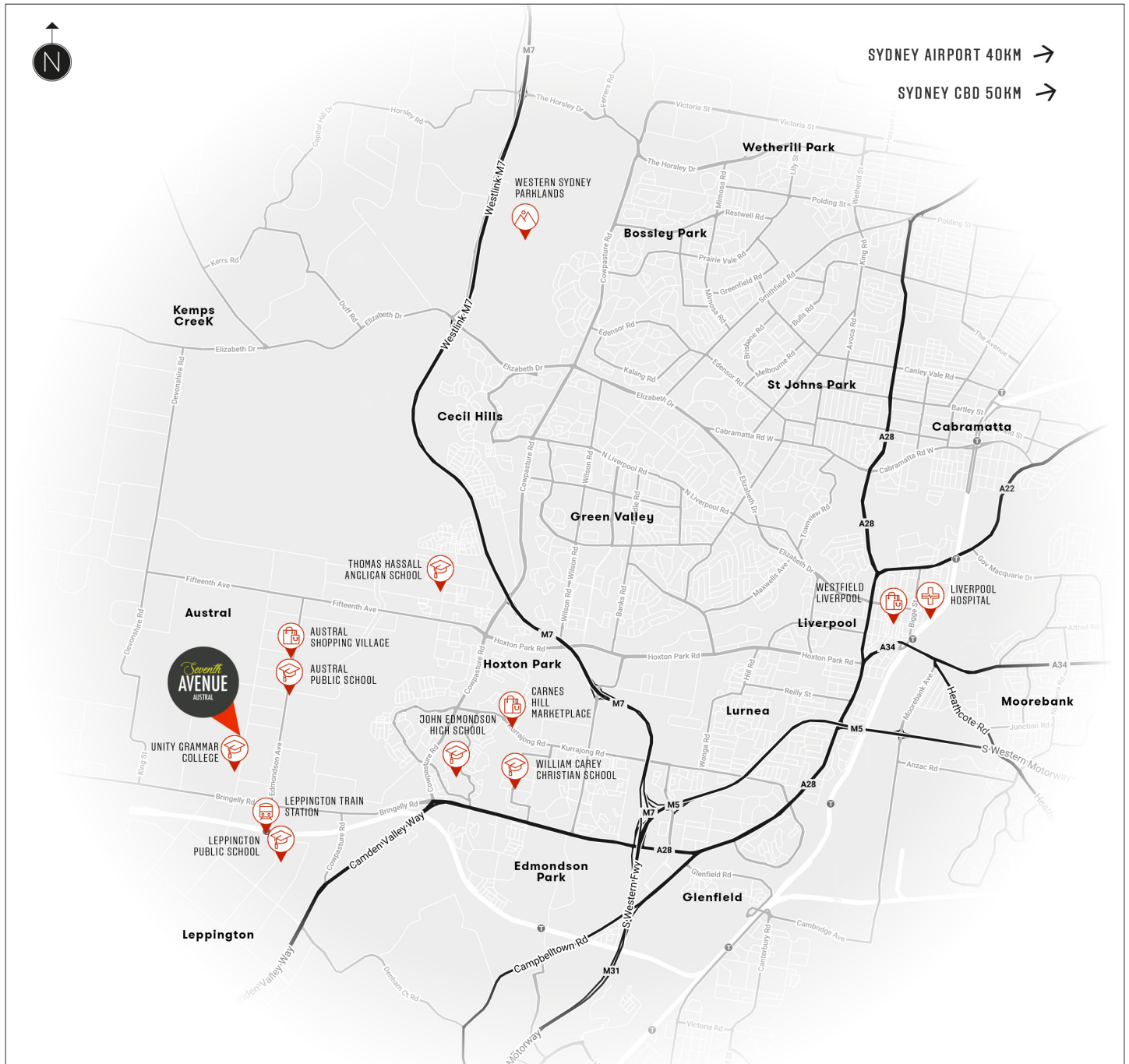
Upcoming local amenities including kilometres of cycling and walking tracks, beautiful picnic areas, barbecues in the park and exciting playgrounds for the kids will be close-by.

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

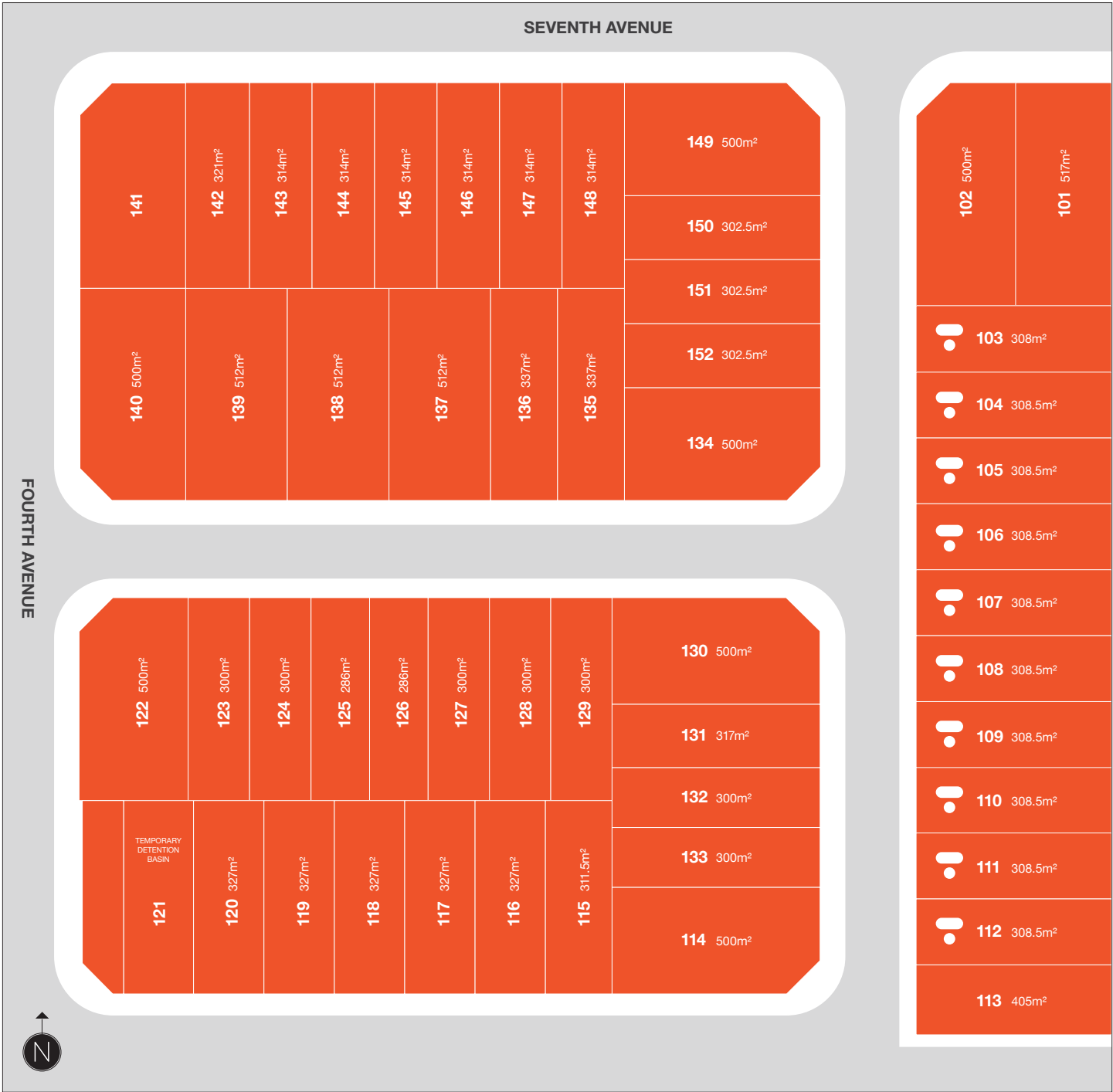
LOCATION MAP



“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**

MASTERPLAN



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TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, convenience and safety measures.



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.



TRIBECA HOME INCLUSIONS

- Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.
- ✓ Full turnkey inclusions
 - ✓ Window furnishings
 - ✓ Quality appliances
 - ✓ Manufactured stone benches
 - ✓ Raised ceilings
 - ✓ Air conditioning
 - ✓ Tiles and carpet floor coverings
 - ✓ Quality joinery and finishes
 - ✓ Landscaping, including driveway and fencing



6 Star Rated
Energy Efficiency



Statutory 7 Year
Structural Warranty



Complete Settlement
Process Guidance



Customer Service
& Progress Updates



Professional
Colour Selection



Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period



NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



OUR NEW IMPROVED STANDARD INCLUSIONS

Our new improved standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

••
OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.
••



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

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