



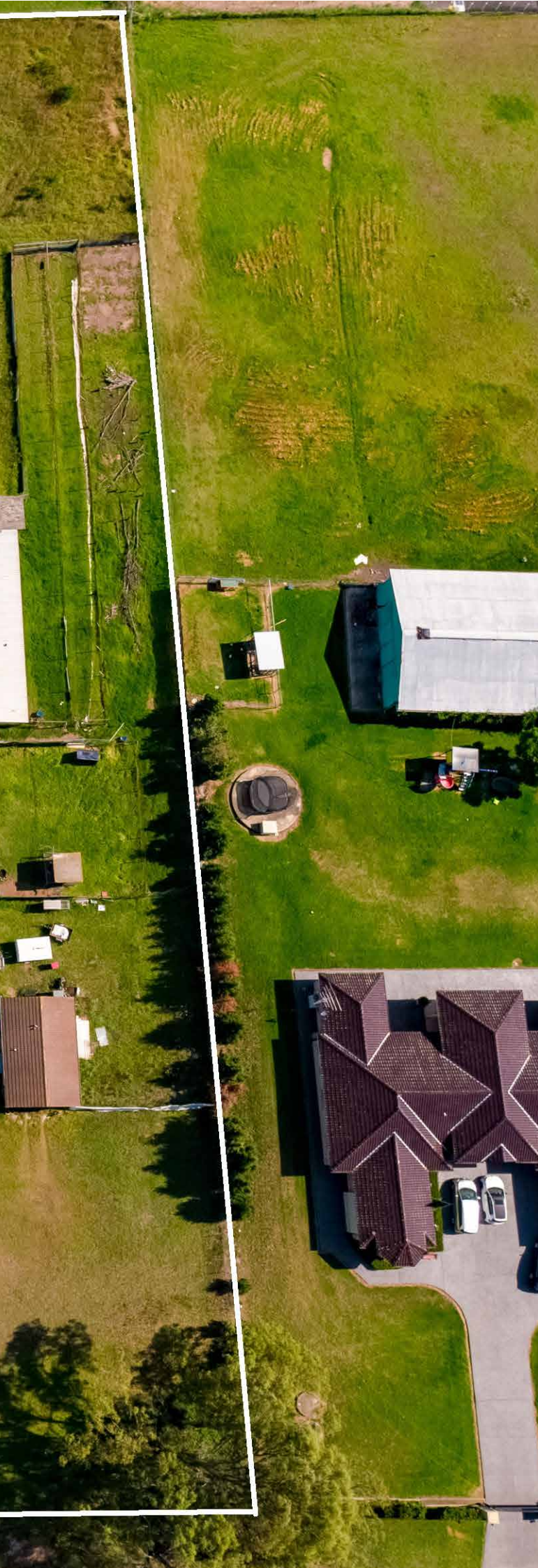
Land Lots at 310 Sixth Avenue, Austral

INFORMATION MEMORANDUM

PREPARED BY GRANDLAND REAL ESTATE

For Sale by Private Treaty





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PROPERTY PARTICULARS

ADDRESS

The subject properties are known as:
Lots at 310 Sixth Avenue, Austral

DESCRIPTION

A grand opportunity to purchase a prime residential parcel of land to build your dream home at Austral in Southwest Sydney's newest release area.

These elevated and level parcels of land take in lovely surrounding views and are fully serviced including Natural Gas with NBN available.

Live in a masterplanned community with all amenities on offer including, the Leppington station within a few minutes walk, existing & proposed local shopping centres, various schools, parks & community facilities. Also the M5 & M7 Interchange is only a short drive away, as well as the proposed Western Sydney Airport approx. 15km away.

SITE AREA

Various residential lots ranging in size from 320m² - 402m².

ZONING

All lots within the subdivision are zoned R2 - Low Density Residential as per South West Growth Centre Land Zoning Map.

LOCATION SUMMARY

Austral is located 42 kilometres south-west of the Sydney central business district, in the local government area of the City of Liverpool.

Austral & Leppington North Precincts form part of the South West Growth Area which comprises of 18 precincts in total. Within the 2 precincts it is proposed to accommodate up to 17,350 new homes, and delivery of local amenities including: New major centre, Established Leppington station, 3 Neighbourhood centres, 220 Hectars of employment land, 135 Hectares of open space & recreation areas, upgrades to major roads, New primary & high schools, Protection of significant vegetation and major creek corridors with improved connections to encourage walking & cycling.

The State Government have put substantial investment into the construction of the South West Rail Link which has stations at Edmondson Park and Leppington with park and Ride facilities available near both stations. There are also plans to extend the rail corridor to the proposed Badgerys Creek airport and beyond to St Marys and heading to Narellan in the South.

Austral also offers existing smaller retail space that includes 2 major IGA supermarkets and various other convenient retailers & food stores.





ZONING CONTROLS

ZONE R2 - LOW DENSITY RESIDENTIAL

1 . OBJECTIVES OF ZONE

- ▶ To provide for the housing needs of the community within a low density residential environment.
- ▶ To enable other land uses that provide facilities or services to meet the day to day needs of residents
- ▶ To provide a suitable low scale residential character commensurate with a low dwelling density.
- ▶ To ensure that a high level of residential amenity is achieved and maintained.

2 . PERMITTED WITHOUT CONSENT

- ▶ Home-based child care; Home occupations

3 . PERMITTED WITH CONSENT

▶ Attached Dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings.

4 . PROHIBITED

- ▶ Any development not specified in item 2 or 3.



Visit Grandland now and take the first step in turning your dream into reality

BASIS OF SALE

OFFERING

Prime, elevated residential parcels of land to be sold via Private Treaty.

Price: Please refer to Annexure 3 for Price List.

REQUIREMENTS OF PROSPECTIVE PURCHASERS

To secure your lot we require you to book an appointment at our office. Please be advised that we are open: Monday-Friday 9:00am - 5:30pm and Saturday 9:00am-4:00pm.

We require you to attend our office at the booked time and provide the following:

Deposit: \$1000 (Cheque or Direct Deposit Only) (No Cash Accepted)

Purchasers Name/s:

Solicitor/ Conveyancer Details:

Once the above is provided we will take your chosen lot off the market for 10 (Ten) working days where the contract will be delivered to your solicitor/ conveyancer for exchange to take place with balance of 10% deposit payable.

SALE CONTRACT

Sale contract available upon request.

CONTACT DETAILS

John Pierobon

Principal / Chief Auctioneer



 CNR PERONNE RD & KINGSBURY RD,
EDMONDSON PARK NSW 2174

 PO BOX 61, LEPPINGTON NSW 2179

 02 9131 5777

 MAIL@GRANDLAND.COM.AU

 GRANDLAND.COM.AU

ANNEXURE 1

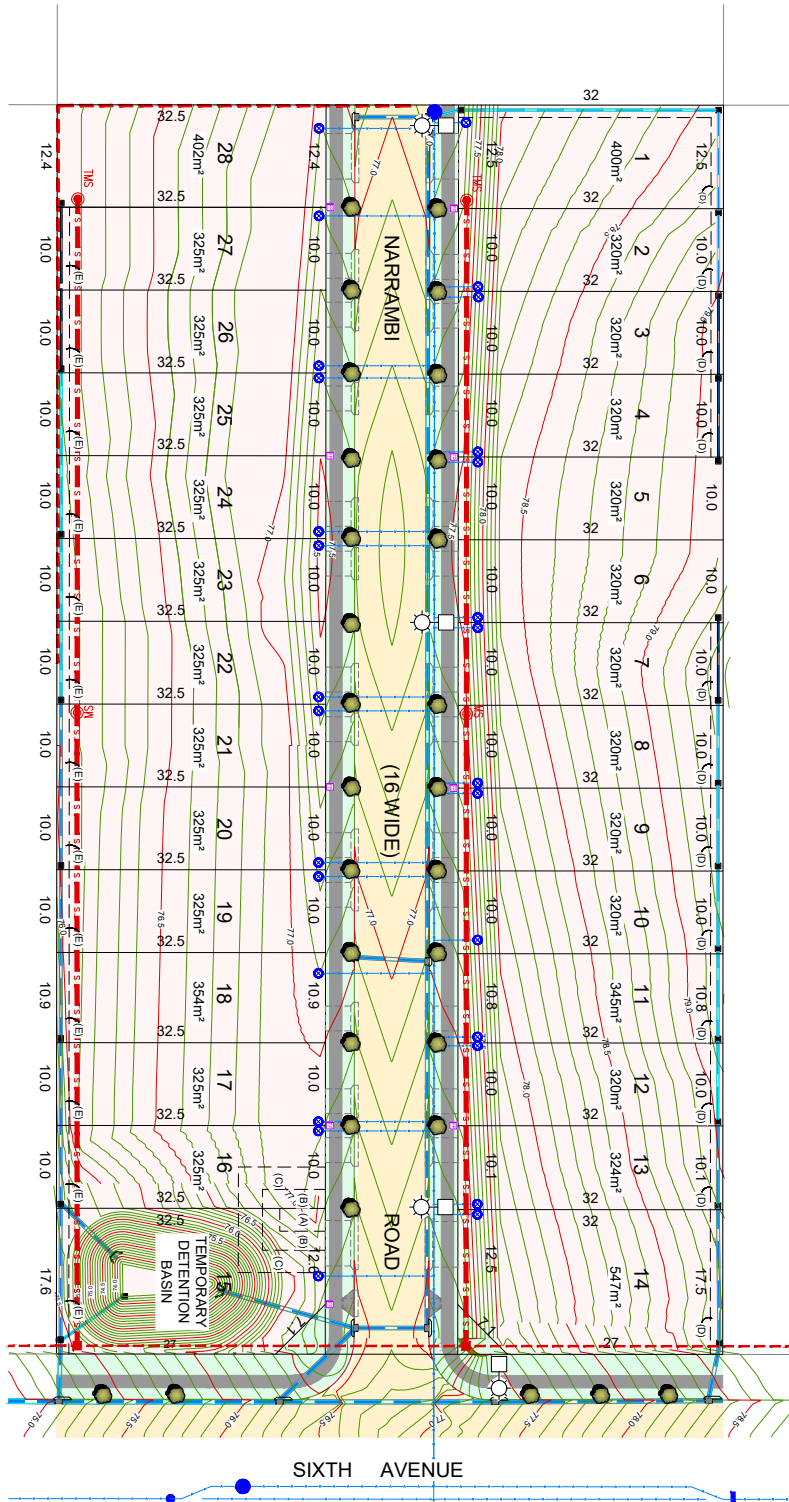
Priliminary Construction Drawings

A1

PRELIMINARY ONLY

SUBJECT TO APPROVAL OF S4.55 APPLICATION BY LIVERPOOL CITY COUNCIL

ALL DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO CONSTRUCTION CERTIFICATE APPROVAL. CIVIL WORKS, FINAL SURVEY, ENGINEERING BY COUNCIL AND THE ALL UTILITY INFRASTRUCTURE IS SUBJECT TO APPROVAL FROM RELEVANT AUTHORITIES (ie Endeavour Energy, NBNCO, Telstra, Sydney Water).
CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS PRELIMINARY PLAN BUT NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS OR OMISSIONS.



- LEGEND**
- PROPOSED PRANNGE LINE
 - DESIGN SURFACE CONTOUR
 - PROPOSED SEWER MAIN
 - PROPOSED LOW VOLTAGE ELECTRICITY
 - PROPOSED HIGH VOLTAGE ELECTRICITY
 - PROPOSED RETAINING WALL
 - STREET TREES POSITIONS APPROVED BY DA 482017
 - INDICATIVE DRIVEWAY (NOT CONSTRUCTED BY DEVELOPER)
 - PROPOSED LIGHT COLUMN
 - PROPOSED WATER METER
 - PROPOSED ELECTRICAL USE PILLAR
 - (A) EASEMENT FOR PAVEMENT STATION 2.75 WIDE
 - (B) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
 - (C) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
 - (D) EASEMENT TO DRAIN WATER 1.5 WIDE
 - (E) EASEMENT TO DRAIN WATER 1.5 WIDE
 - (E) NEW ROAD PAVEMENT



NO	REVISION	DATE	BY	CHKD
1	ISSUED FOR INFORMATION	21/07/23		
2	ISSUED FOR INFORMATION	21/07/23		
3	AMENDMENT TO PRESENTATION	23/07/23		
4	REVISION OF LAYOUT 28/07/23	28/07/23		

<p>BARKER RYAN STEWART CONSULTANTS</p>	<p>PROJECT NO: 310 SIXTH AVENUE AUSTRAL CLIENT: Mr ADRIAN LOOI</p>
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<p>PROPOSED SUBDIVISION OF LOT 1059 IN DP 2475 310 SIXTH AVENUE AUSTRAL SALES PLAN</p>	<p>Drawn: [Name] Checked: [Name]</p>
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<p>Scale: 1:250 Plan: [Name] Site: [Name]</p>	<p>Plan No: CC160073-SK01-D Rev: D</p>
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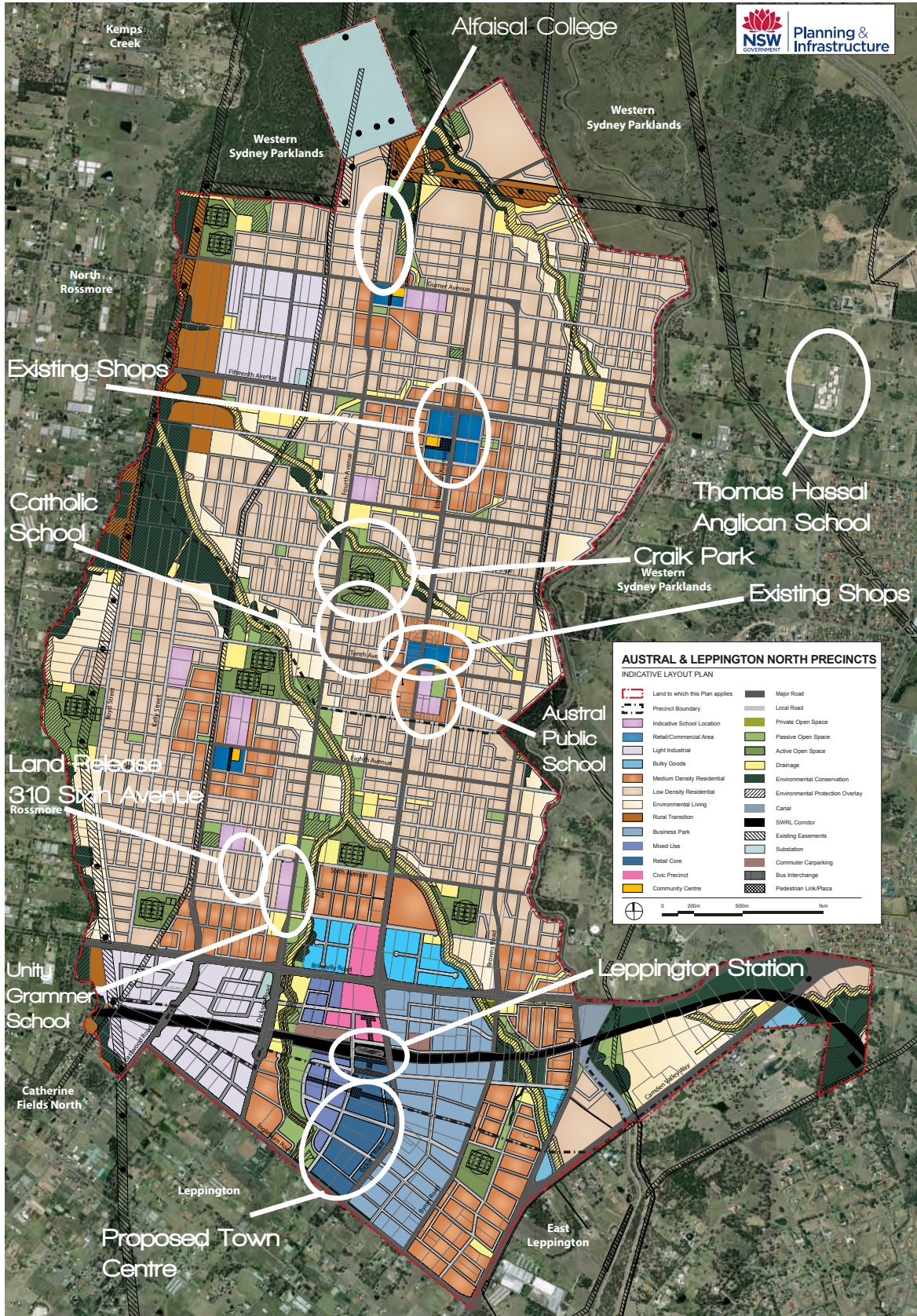
ANNEXURE 2

Price List

Lot Number	Size	Price
1	400m ²	\$470,000
2	320m ²	SOLD
3	320m ²	SOLD
4	320m ²	SOLD
5	320m ²	SOLD
6	320m ²	SOLD
7	320m ²	SOLD
8	320m ²	SOLD
9	320m ²	SOLD
10	320m ²	SOLD
11	345m ²	SOLD
12	320m ²	SOLD
13	324m ²	SOLD
16	325m ²	\$399,000
17	326m ²	SOLD
18	354m ²	SOLD
19	325m ²	SOLD
20	325m ²	SOLD
21	325m ²	SOLD
22	325m ²	SOLD
23	325m ²	SOLD
24	325m ²	SOLD
25	325m ²	SOLD
26	325m ²	SOLD
27	325m ²	SOLD
28	402m ²	\$472,000

ANNEXURE 3

Indicative Layout Plan



IMPORTANT INFORMATION

CONFIDENTIALITY

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This document and any advertising material are for promotional purposes only and are not to be relied upon as a guarantee of performance or productivity of the said properties. All intending purchasers should satisfy themselves by inspection and make their own enquiries and investigations about the property and satisfy themselves thereon.

FINANCIAL INFORMATION

Any financial or production information is provided as a guide only. We stress any incoming purchasers need to make their own enquiries about any financial or production statements and returns on the property.

The purchaser acknowledges that opinions may differ as to what constitutes discretionary expenses and the vendor's allocation of expenses may be different from that which may be affected by the purchaser.

An interested purchaser should seek its own expert advice as to the accuracy and relevance of the figures and must rely on their own enquiries and assessments as to the financial return or income to be derived from the property and the activities carried out on it.

The activities that have been carried out on the property have varied from year to year.

Reasonable effort has been made to ensure the accuracy of any figures but no responsibility is accepted by any way whatever to any person for any errors or omissions however caused. No warranty is given that any purchaser will or can achieve the same or similar figures in the future.

The purchaser acknowledges that among other things, seasons, commodities, and stock prices change and that the figures will vary depending upon the budgets which have been set, management decisions, and the financial objectives of the partnership and those of the purchase.

The background is a solid teal color with several overlapping geometric shapes in various shades of teal and grey, creating a modern, abstract design. The shapes are primarily triangles and polygons, some pointing towards the center and others towards the corners.

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