

Lot 6/250 Seventh Avenue Austral NSW

4 2 2

Brand new house and land packages available in the thriving suburb of Austral. Turn Key Package Price \$1,026,000, including driveway, fencing & landscaping.

- Just minutes to the new Western Sydney Airport (completion 2026)
- Close to Leppington train station
- Easily accessible to M5 & M7 motorway
- Located near future South Western Business Park
- Close to schools, major shopping centres, restaurants
- Next to council recreation park (Haybale St)
- New Woolworths anchored shopping centre within 500m of site

Build inclusions:

- H2 Termite treated frame and timbers
- Heavy duty sarking to roof

Price : From \$1,026,000
Land Size : 300 sqm
View : <https://www.theavenuerealestate.com.au/7645631>



Steve Cole
02 9634 3444

MILKYWAY - 11.8M STANDARD PLANS

IRIS

LILY



ORCHID



TULIP



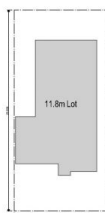
DAISY

GROUND FLOOR PLAN

Disclaimer:

Transacted owner/s of the new lot will enter into contract separately for land and construction. The proposed construction will be with Builder - Elegant Homes NSW (ABN 27 154 058 639 Builder Licence 249399C) and Land sale contract will be with Developer - Bridge 52 Developments (ABN 44 641 640 600). This advertisement is subject to statutory approval and availability. Elegant Homes NSW reserves the right to withdraw the packaged sale or alter the advertised price or change inclusions at any time without notice. Images, floorplans shown are for illustrative purposes and indicative only and may include items that are not included in the sale such as affixes, fencing, landscaping, furnishings, floor coverings. The images or floor plans depicted belong to Elegant Homes NSW and are not to be reproduced without written consent. Terms and conditions apply.

FIRST FLOOR PLAN



SITE PLAN



KEY PLAN

KEY DIMENSIONS

Min Lot width - 11.8m
Width-10.3m
Depth-16.68m

AREAS - Sqm

Ground floor	- 98.68
First floor	- 98.6
Garage	- 33.57
Porch	- 2.29
Alfresco	- 8.34
TOTAL	- 241.48

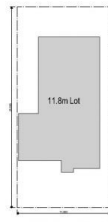
26 Squares

250 7TH AVE MILKYWAY - 10M STANDARD PLANS

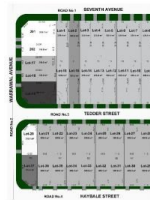


GROUND FLOOR PLAN

FIRST FLOOR PLAN



SITE PLAN



KEY PLAN

FACADE OPTIONS



ASTER



JASMINE



VOILET



LILAC



PEONY

KEY DIMENSIONS

Min Lot width - 10m/10.5m
Width-8.8m
Depth-16.68m

AREAS - Sqm

Ground floor - 97.36
First floor - 103.1
Garage - 26.1
Porch - 2.56
Alfresco - 8.34
TOTAL -237.46

25.5 Squares

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