



GURNER GROVE

AUSTRAL

Project Information Pack

DEVELOPED BY

LANDTOP
HOLDINGS

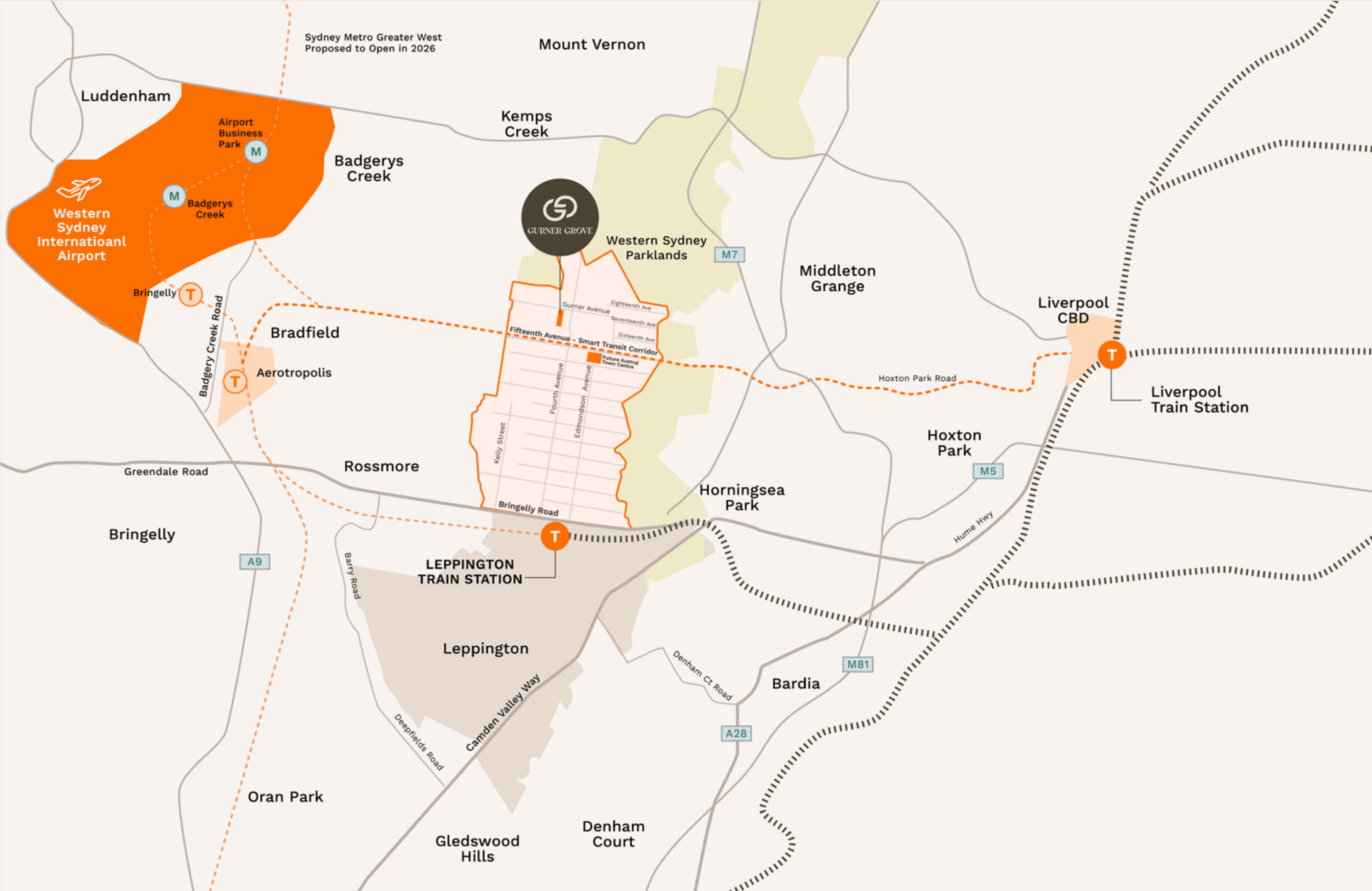
PRESENTED TO YOU BY



SWOOPLAND



AUSTRAL'S MOST CONNECTED LOCATION



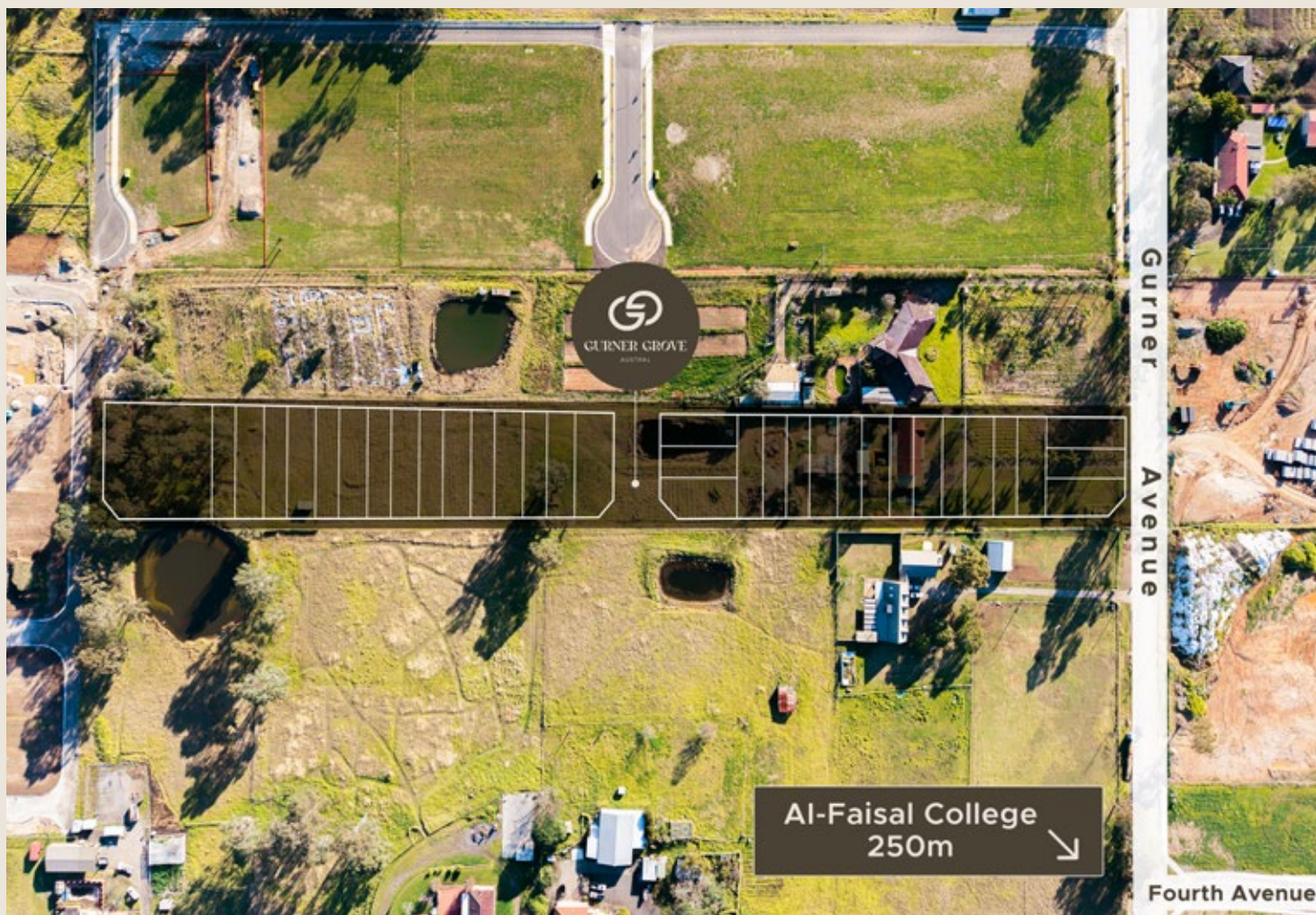


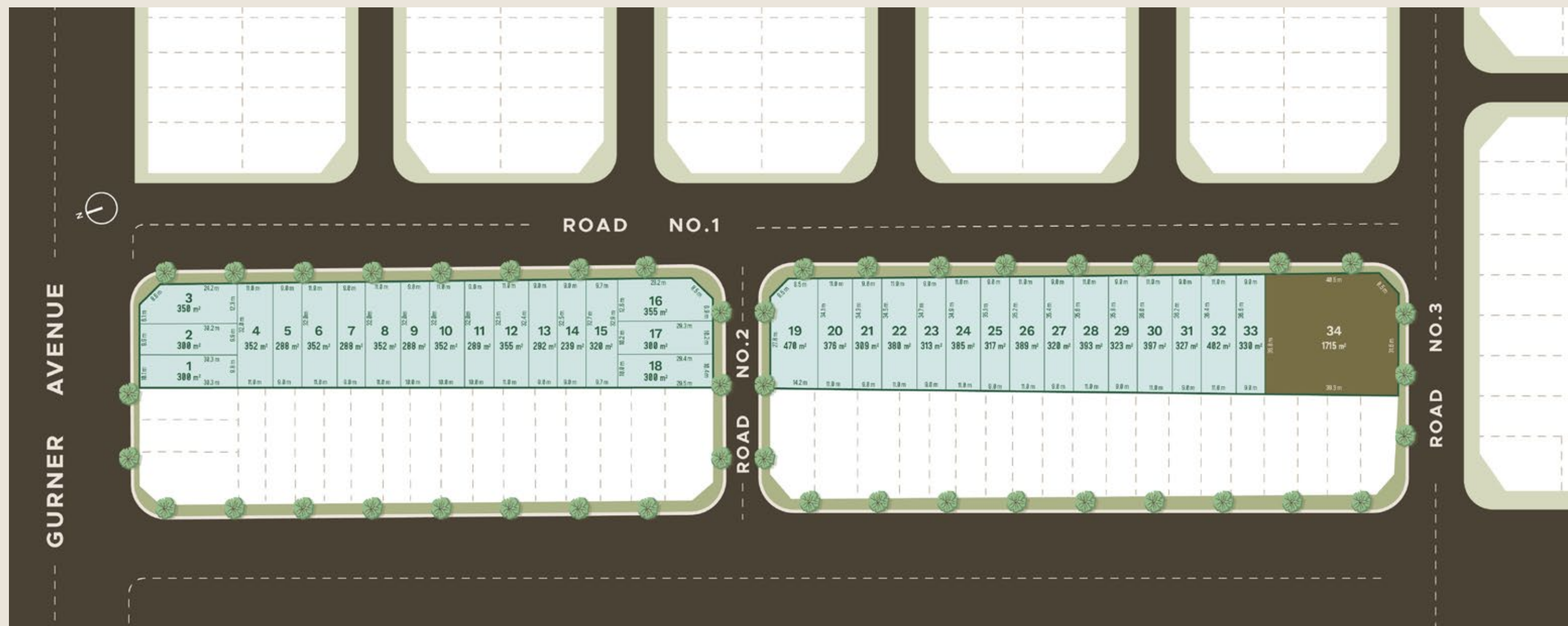
GURNER GROVE
AUSTRAL

GURNER GROVE ESTATE

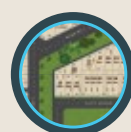
Land	From \$655,000
Land Sizes	288 sqm - 470 sqm
Address	124 Gurner Avenue, Austral NSW 2179
No. of Lots	34
Land Registration	Feb - Apr 2027 (Estimated)

- ✓ Premium Land, with delayed settlement Feb - Apr 2027
- ✓ 250m to Al-Faisal College
- ✓ 350m to Proposed Woolworths
- ✓ Neighbouring Street – Fifteenth Avenue: The Future **\$1B FAST Corridor**, Connecting You to Liverpool and the New Airport.
- ✓ Within close proximity to the Western Sydney Airport and Leppington Train Station.
- ✓ Flexible Buying Process





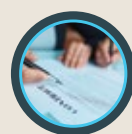
THE LAND BUYING PROCESS



Step 1 Securing Your Lot

Place a **\$500** deposit to secure your land price.

(Please note, that \$500 will be forfeited should you not proceed after contracts have been issued)



Step 2 Exchange land contract on 5%

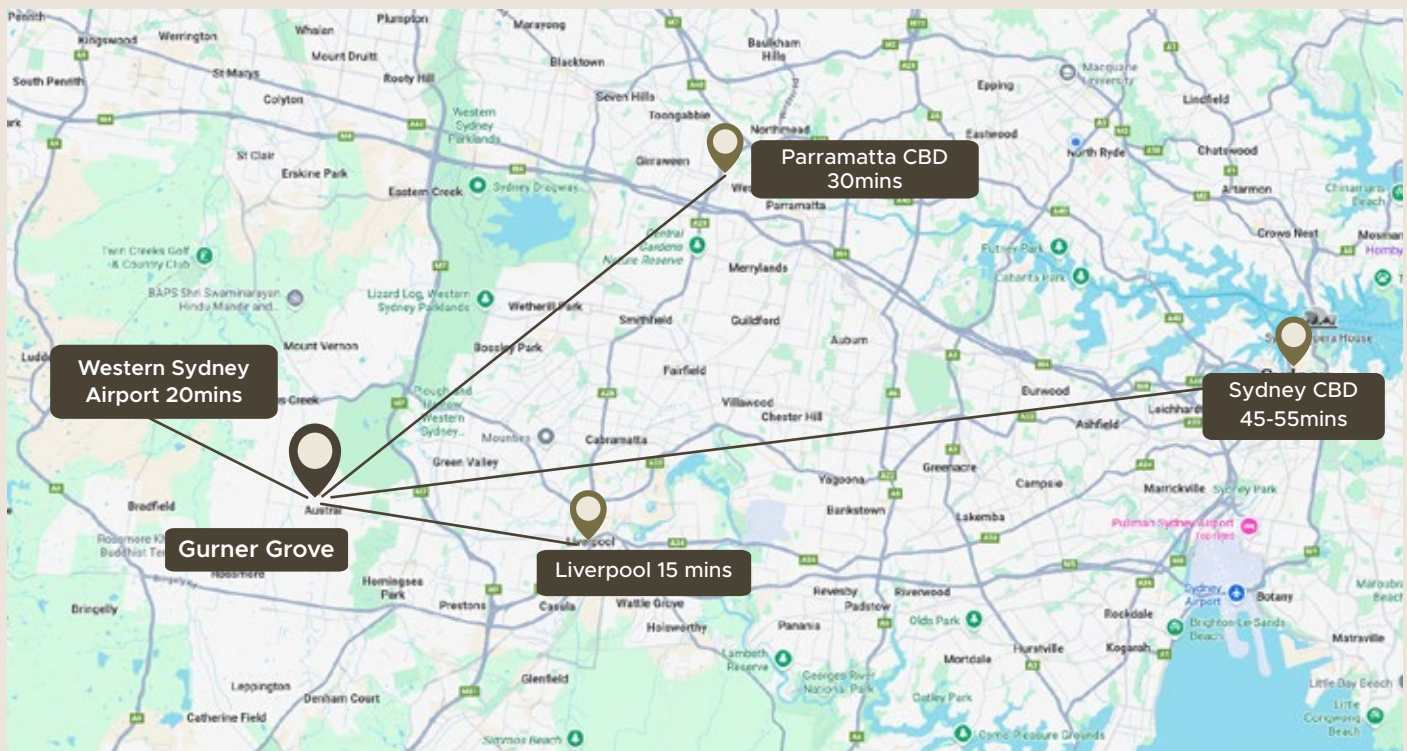
Upon receiving the land contract, sign and exchange with a 5% deposit minus the initial \$500 paid, within 14 days.



Step 3 Pay Remaining Balance

The remaining balance is payable at settlement / land registration (approx. Feb - Apr 2027).

PROJECT HIGHLIGHT



A Suburb on the Rise

Positioned in Sydney's fast-growing South West, Austral is set to transform into a vibrant, modern neighbourhood, supported by smart infrastructure and visionary planning.

Backed by significant public and private investment, the area is primed for exciting new developments — including a proposed town centre, retail hubs, schools, and expansive green spaces. Major supermarkets like Coles and Woolworths are also coming soon, catering to the needs of a growing community.

New transport links will connect Austral to Liverpool, the Western Sydney International Airport, Bradfield City, and the Aerotropolis — placing residents at the centre of opportunity, innovation, and long-term growth.



250m - Al-Faisal College Austral

Families will appreciate the convenience of Al-Faisal College, only a 3-minute walk (250m) from Gurner Grove.



350m - Woolworth in planning

Adjoining a commercially zoned lot which is owned by Woolworths, and currently under planning for a supermarket.



2mins - Austral Town Centre

To future Austral town center, including the IGA supermarket and medical center, these facilities are located along Fifteenth Avenue in Austral.



3mins - Austral Public School

To Austral Public School, a highly regarded and popular primary school within the local community.



4mins - St Anthony of Padua Catholic College

A leading K-12 co-educational school in Austral, offering a faith-based, future-focused education in the heart of the community.



8mins - Leppington Village

6,500sqm retail space comprising a Woolworths and 30 specialty stores.



9mins - Leppington Train Station

To Leppington railway station, which is also the first residential station traveling from the new airport to Sydney's 3rd CBD - Liverpool.



15mins - Bradfield City Centre

To Bradfield City Centre: A new urban hub located adjacent to the new Western Sydney Airport. The center is planned to include 10,000 homes and 20,000 job opportunities.



20mins - Western Sydney Airport

To the new Western Sydney International Airport. Construction completed, on track to open late 2026.



15mins - Liverpool

To Liverpool, Sydney's third central business district, offering abundant commercial, educational, and medical resources.



30mins - Parramatta

To Parramatta, Sydney's second central business district.



45mins - CBD

To Sydney CBD, the central business district of Sydney.

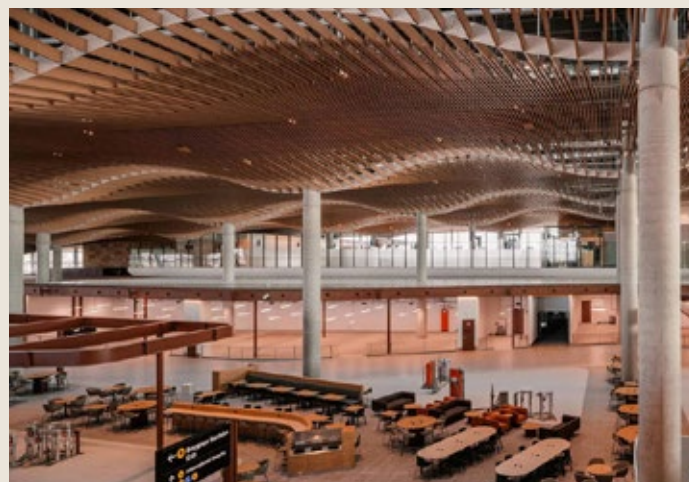
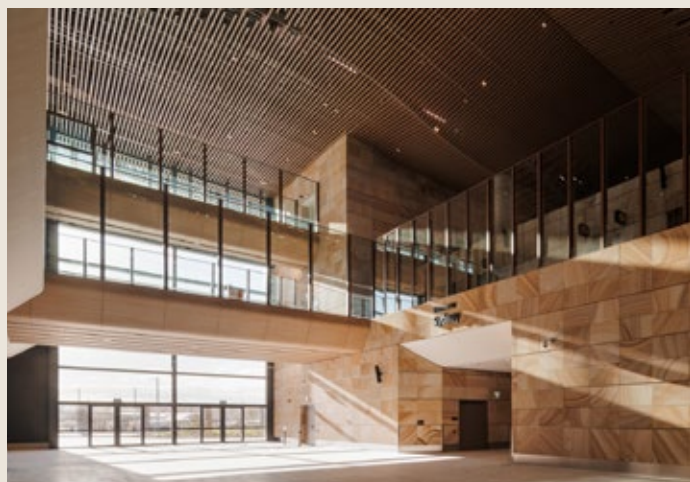
\$1B FIFTEENTH AVE UPGRADE SMART TRANSIT (FAST) CORRIDOR



With the future **\$1B Fifteenth Avenue Smart Transit (FAST) Corridor** on your neighbouring street, Gurner Grove connects you seamlessly to Liverpool CBD and the new Western Sydney Airport. Effortless access to M5, M7 and Leppington Station places the rest of Sydney within easy reach.



Artist's impression of Fifteenth Avenue Smart Transit, Liverpool Council (2020)



WESTERN SYDNEY INTERNATIONAL AIRPORT TERMINAL UNVEILED

Prime Minister Anthony Albanese officially unveiled the terminal precinct at Western Sydney International Airport on 11 June 2025 — a once-in-50-years project featuring cutting-edge design and advanced technology to streamline passenger transit and enhance the travel experience.

With major construction now complete, the airport has now entered the testing phase and remains on track to begin domestic, international, and air cargo operations in late 2026.

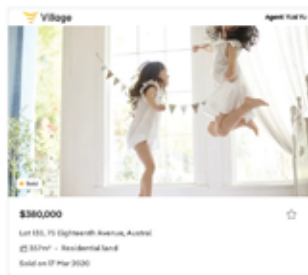


AUSTRAL LAND PRICE COMPARISON

Data collected from
www.realestate.com.au

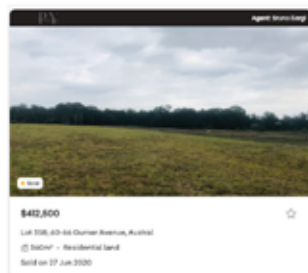
Land in Austral NSW 2179 has appreciated approximately **98.2%** in the past 5 years.

Land Price 2020



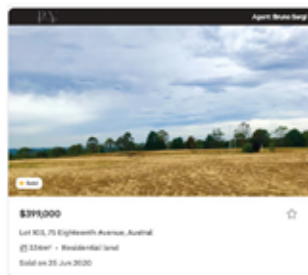
357m² \$380,000
SOLD on 17/03/2020
\$1064/sqm

Lot 135, 75 Eighteenth Ave
Austral NSW 2179



360m² \$412,500
SOLD on 27/06/2020
\$1146/sqm

Lot 358, 60-66 Gurner Avenue
Austral NSW 2179



334m² \$399,000
SOLD on 25/06/2020
\$1195/sqm

Lot 103, 75 Eighteenth Ave
Austral NSW 2179



302m² \$310,000
SOLD on 22/06/2020
\$1026/sqm

Austral NSW 2179

Land Price 2024-2025



240m² \$555,000
SOLD on 24/04/2025
\$2312.5/sqm

40 Warrawal Ave,
Austral NSW 2179



300m² \$630,000
SOLD on 19/12/2024
\$2100/sqm

5 Bunul Street,
Austral NSW 2179



252m² \$572,000
SOLD on 31/10/2024
\$2270/sqm

115 Caussade Crescent
Austral NSW 2179



264.1m² \$555,000
SOLD on 15/01/2025
\$2101.5/sqm

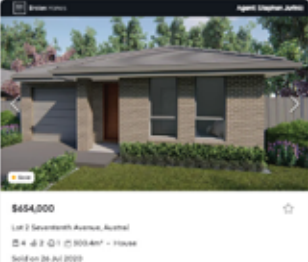
28 Cumulus Street
Austral NSW 2179

AUSTRAL HOUSE PRICE COMPARISON

Data collected from
www.realestate.com.au

House in Austral NSW 2179 has appreciated approximately **125.4%** in the past 5 years.

House Price 2020



\$654,000
4Bed 2Bath 1Car
SOLD on 26/07/2020

Lot 2 Seventeenth Avenue
Austral, NSW 2179

\$654,000
Lot 2 Seventeenth Avenue, Austral
4 - 4.3 Q1 1 (303.4m²) - House
Sold on 26 Jul 2020



\$405,000
4Bed 3Bath 1Car
SOLD on 03/11/2020

24/90 Eighth Avenue
Austral NSW 2179

\$405,000
24/90 Eighth Avenue, Austral
4 - 4.3 Q1 1 (330.6m²) - House
Sold on 03 Nov 2020



\$584,900
4Bed 2Bath 1Car
SOLD on 20/11/2020

Lot 60 Scythe Avenue
Austral NSW 2179

\$584,900
Lot 60 Scythe Avenue, Austral
4 - 4.3 Q1 1 (314.3m²) - House
Sold on 20 Nov 2020



\$611,900
4Bed 2Bath 1Car
SOLD on 14/12/2020

Lot 34 Proposed Road
Austral NSW 2179

\$611,900
Lot 34 Proposed Road, Austral
4 - 4.3 Q1 1 (284.3m²) - House
Sold on 14 Dec 2020

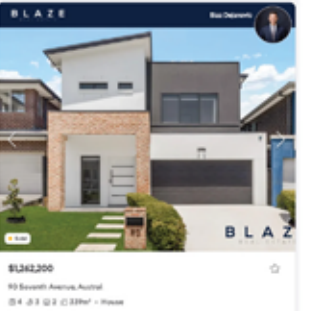
House Price 2025



\$1,300,000
4Bed 2Bath 2Car
SOLD on 19/03/2025

9 Gladius Loop
Austral, NSW 2179

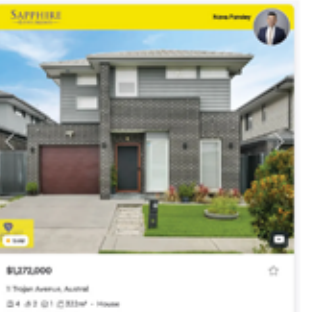
\$1,300,000
9 Gladius Loop, Austral
4 - 4.3 Q1 2 (370m²) - House
Sold on 19 Mar 2025



\$1,262,200
4Bed 3Bath 2Car
SOLD on 22/02/2025

90 Seventh Avenue
Austral NSW 2179

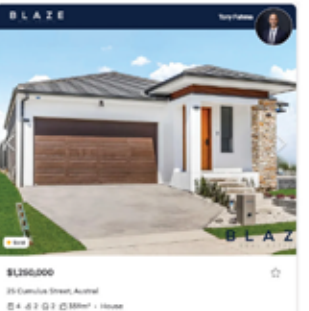
\$1,262,200
90 Seventh Avenue, Austral
4 - 4.3 Q1 2 (339m²) - House
Sold on 22 Feb 2025



\$1,272,000
4Bed 2Bath 1Car
SOLD on 27/02/2025

11 Trojan Avenue
Austral NSW 2179

\$1,272,000
11 Trojan Avenue, Austral
4 - 4.3 Q1 1 (303m²) - House
Sold on 27 Feb 2025



\$1,250,000
4Bed 2Bath 2Car
SOLD on 03/03/2025

25 Cumulus Street
Austral NSW 2179

\$1,250,000
25 Cumulus Street, Austral
4 - 4.3 Q1 2 (340m²) - House
Sold on 03 Mar 2025

EXPRESSION OF INTEREST

Estate _____ Lot No. _____

Price _____ Sales Agent _____

Deposit _____ Est. reg date _____

If the buyer does not proceed after the contract is issued, the \$500 deposit will be forfeited.

Notes _____

CLIENT DETAILS (PLEASE SCAN PHOTO ID WITH THIS APPLICATION)**PURCHASER 1**

Include the full name of the company director if purchasing in an entity name.

First Name _____

Last Name _____

Phone _____

Email _____

Address _____

Sign Here

X**PURCHASER 2**

Include the full name of the company director if purchasing in an entity name.

First Name _____

Last Name _____

Phone _____

Email _____

Address _____

Sign Here

X**PURCHASER SOLICITOR DETAILS**

Company Name _____

Solicitor Name _____

Email _____

Phone _____

Address _____

TRUST ACCOUNT DETAILS**Account Name:** Twillis Pty Ltd Trust Account**Bank:** Commonwealth Bank of Australia**BSB:** 062005**Acc:** 11660023**Ref:** BUYERS NAME



swoopland.com.au

Level 14, 153 Macquarie Street, Parramatta NSW 2150