



**GURNER GROVE**

AUSTRAL

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## Project Information Pack

DEVELOPED BY

**LANDTOP**  
HOLDINGS

PRESENTED TO YOU BY

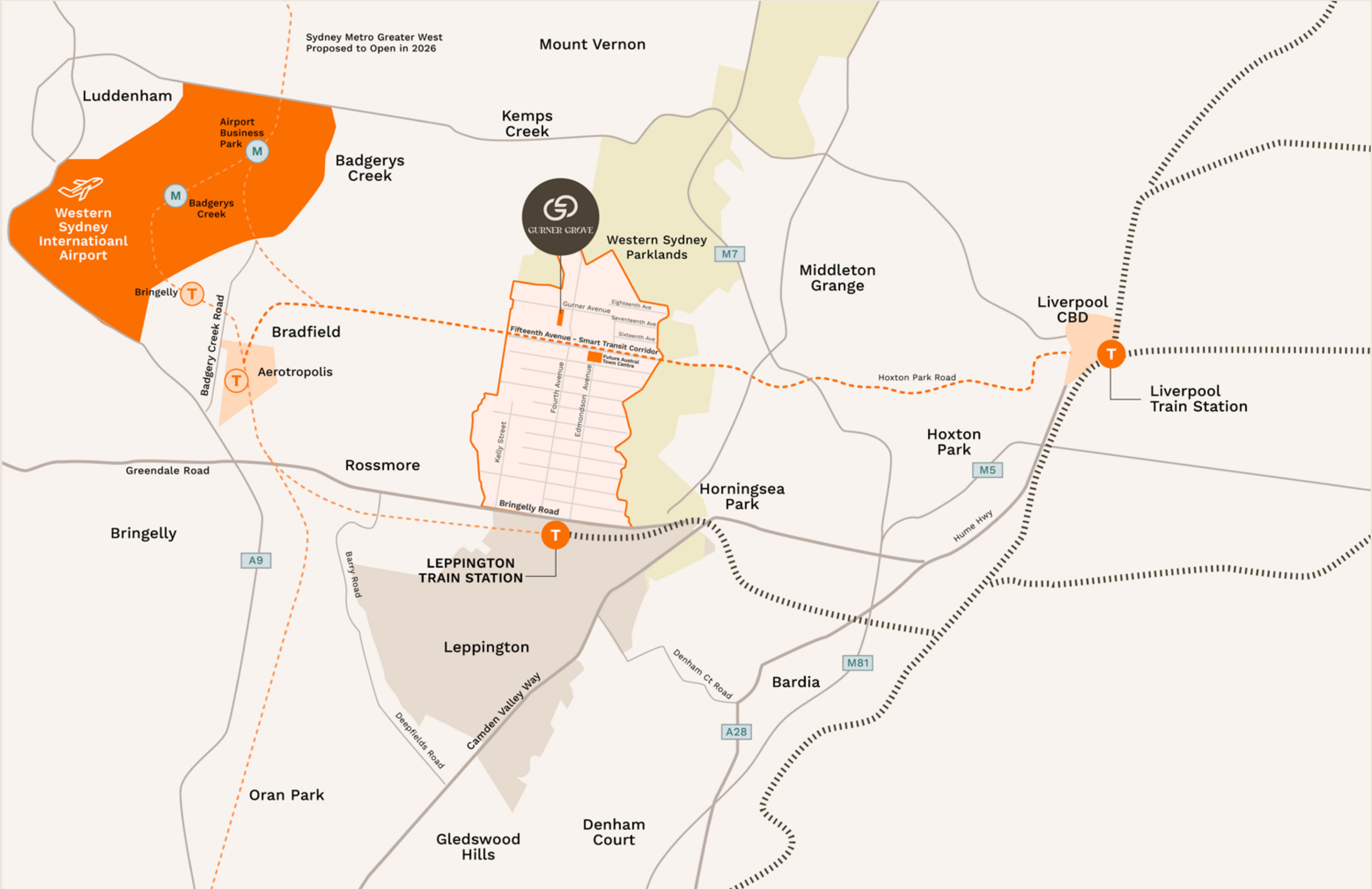
 **SWOOPLAND**







AUSTRAL'S MOST CONNECTED LOCATION





**GURNER GROVE**  
AUSTRAL

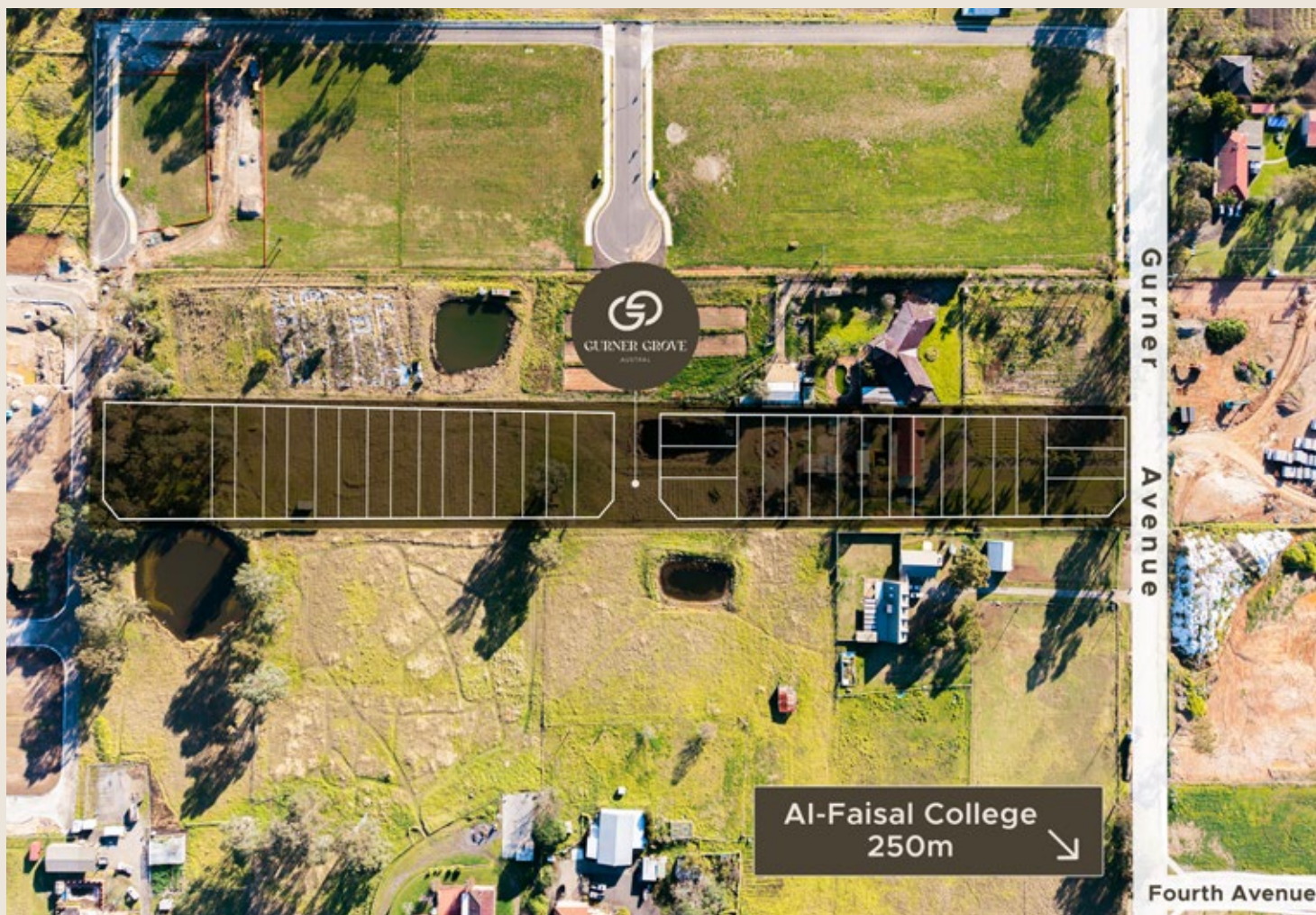
## GURNER GROVE ESTATE

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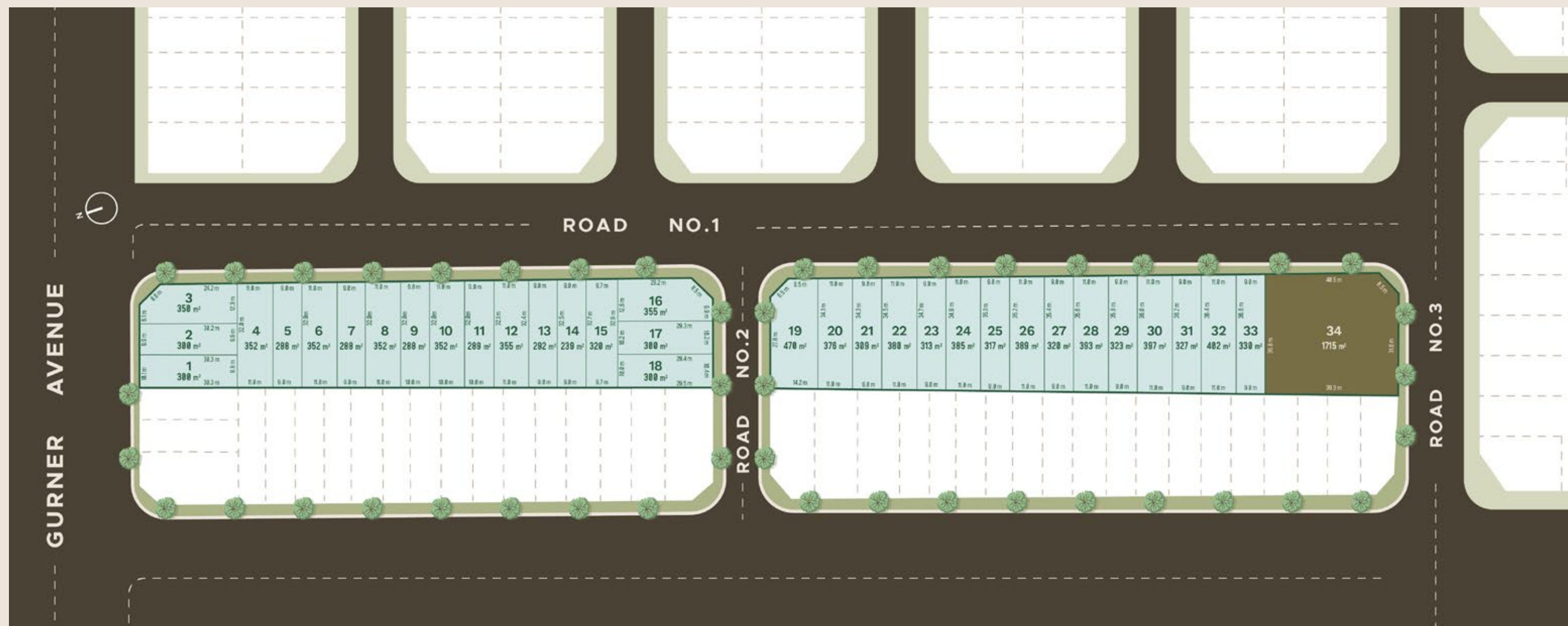
Land	<b>From \$655,000</b>
Land Sizes	<b>288 sqm - 470 sqm</b>
Address	<b>124 Gurner Avenue, Austral NSW 2179</b>
No. of Lots	<b>34</b>
Land Registration	<b>Feb - Apr 2027 (Estimated)</b>

- ✓ 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

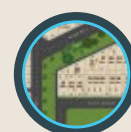








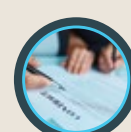
# THE LAND BUYING PROCESS



## 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.

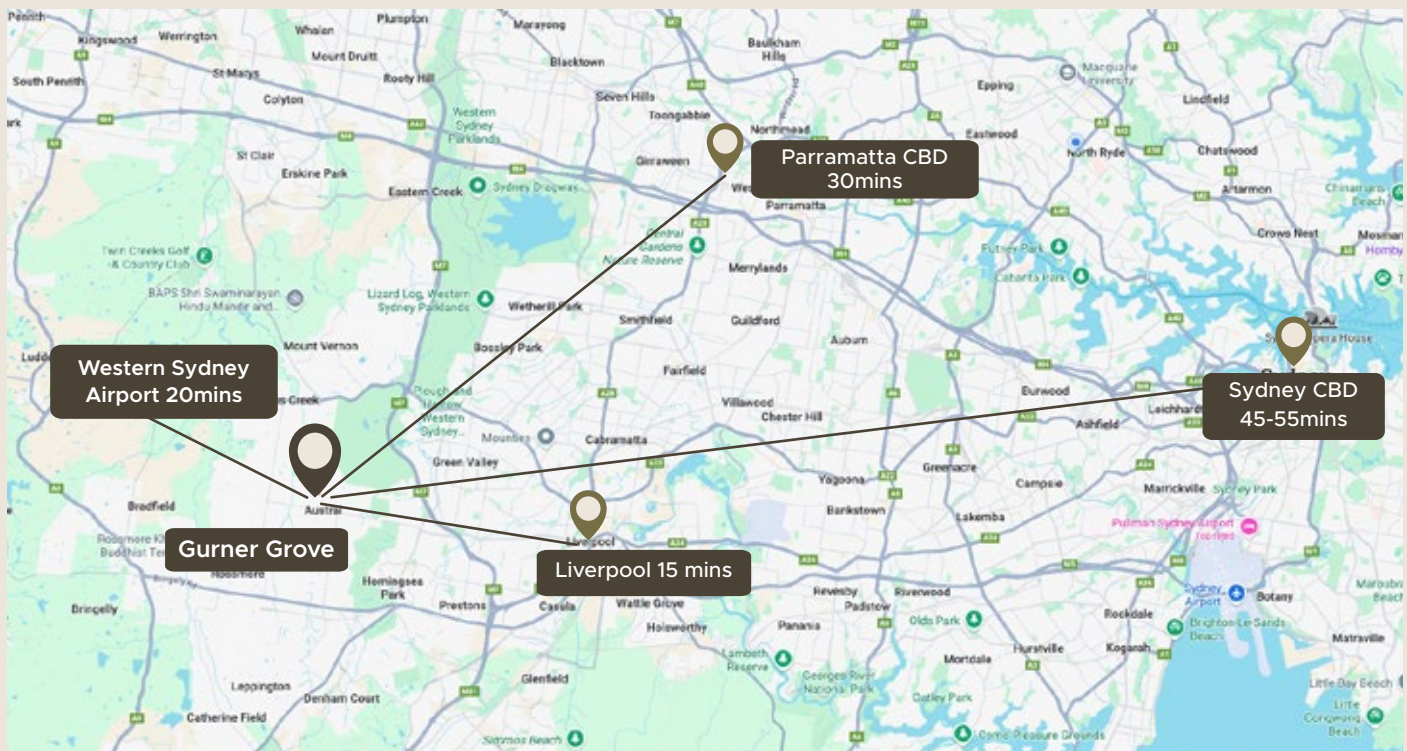


## Step 3 Pay Remaining Balance

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

# PROJECT HIGHLIGHT

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## 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

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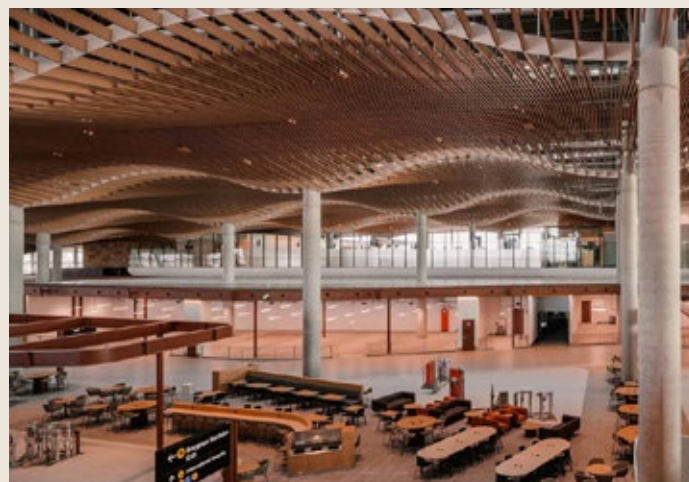
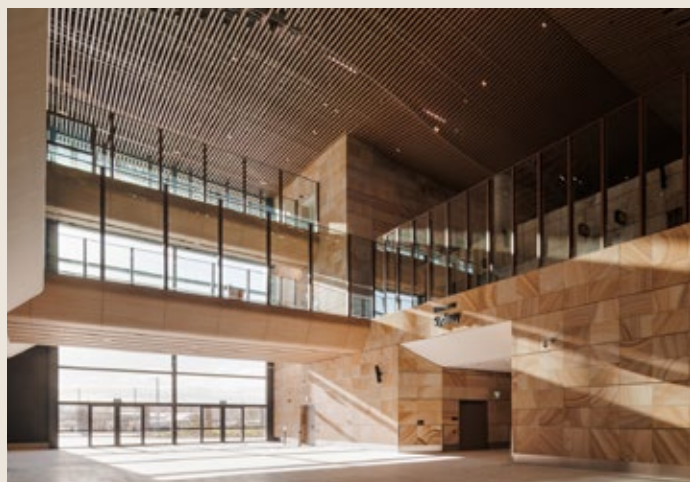


With the future **\$1B Fifteenth Avenue Smart Transit (FAST) Corridor** on your neighbouring street, Gurner Grove connects you seamlessly to Liverpool CBD and the new Western Sydney Airport. Effortless access to M5, M7 and Leppington Station places the rest of Sydney within easy reach.



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.



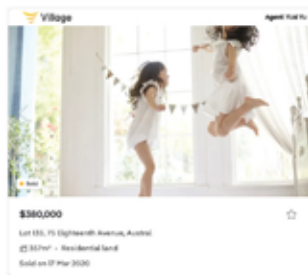


# AUSTRAL LAND PRICE COMPARISON

Data collected from  
www.realestate.com.au

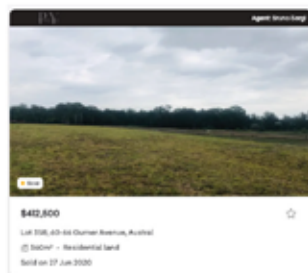
Land in Austral NSW 2179 has appreciated approximately **98.2%** in the past 5 years.

## Land Price 2020



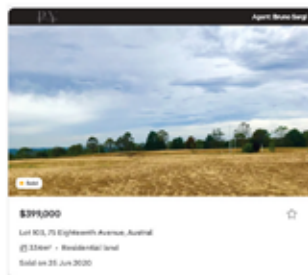
**357m<sup>2</sup> \$380,000**  
**SOLD on 17/03/2020**  
**\$1064/sqm**

Lot 135, 75 Eighteenth Ave  
Austral NSW 2179



**360m<sup>2</sup> \$412,500**  
**SOLD on 27/06/2020**  
**\$1146/sqm**

Lot 358, 60-66 Gurner Avenue  
Austral NSW 2179



**334m<sup>2</sup> \$399,000**  
**SOLD on 25/06/2020**  
**\$1195/sqm**

Lot 103, 75 Eighteenth Ave  
Austral NSW 2179



**302m<sup>2</sup> \$310,000**  
**SOLD on 22/06/2020**  
**\$1026/sqm**

Austral NSW 2179

## Land Price 2024-2025



**240m<sup>2</sup> \$555,000**  
**SOLD on 24/04/2025**  
**\$2312.5/sqm**

40 Warrawal Ave,  
Austral NSW 2179



**300m<sup>2</sup> \$630,000**  
**SOLD on 19/12/2024**  
**\$2100/sqm**

5 Bunul Street,  
Austral NSW 2179



**252m<sup>2</sup> \$572,000**  
**SOLD on 31/10/2024**  
**\$2270/sqm**

115 Caussade Crescent  
Austral NSW 2179



**264.1m<sup>2</sup> \$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

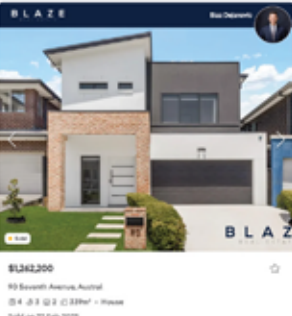
## House Price 2025



**\$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 1 (370m²) - House  
Sold on 19 Mar 2025



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

90 Seventh Avenue  
Austral NSW 2179

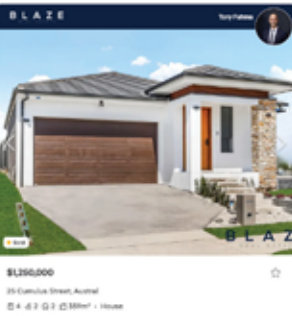
\$1,262,200  
90 Seventh Avenue, Austral  
4 - 4.3 Q1 1 (339m²) - House  
Sold on 22 Feb 2025



**\$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 1 (348m²) - 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](http://swoopland.com.au)

Level 14, 153 Macquarie Street, Parramatta NSW 2150