



House & --- Land Package in 285 6th Avenue, Austral

“Paving Your Way To Paradise At Paradise Estate”



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— 1. Diamond Inclusion Package

There are many benefits when choosing the 'Diamond Package' We offer nothing but the best of the best inclusions! You are receiving the highest quality of products, fixtures, and fittings all throughout your home. Our Inclusions have been carefully selected to enhance every aspect of these homes, delivering an impressive finish inside and out.

Here are just some of many 'Fantastic Inclusions' we offer in the Diamond Package.

- Quality Colourbond or Boral concrete roof tiles
- Quality Bricks from Austral Bricks and PGH
- Melamine or Polyurethane kitchen cupboards with 40mm stone benchtop including waterfall (Silestone and Caesar Stone)
- Westinghouse Appliances
- BBQ Area
- High quality 3 coat paint system
- Two painted feature walls included (Dulux or Taubmans)
- 1 x SMART WiFi Door Lock
- Steel Garage Door with 3 Car Garage remotes
- Staircase & Balcony with glass balustrade
- Tiles up to ceiling in all bathrooms
- Upgraded Tapware in all bathrooms
- Security alarm system
- Downlights throughout the whole House

We offer a substantial range of finishing's. We can book you in for your colour consultation and choice of products and fixtures for your dream home.

— 2. Architecture

From the moment you set your eyes on these architecturally designed homes, you will be amazed by the uniqueness, design and space it projects. When designing this home, it took a team of skilled professionals and months of planning and designing, focusing on the functionality, space & design of these homes. We wanted to create a luxurious feel, offering the best of the best inclusions at an affordable price. We wanted to give you an option of choosing from a Range of facades, giving you a modernised contemporary feel to the home. What sets these homes apart from many other architecturally designed homes is our unique façade's, functionality and space. With Work, Family and Lifestyle Commitments. We wanted to create a minimal maintenance backyard with foliage and greenery, easy for families to maintain.



— Ascot



1

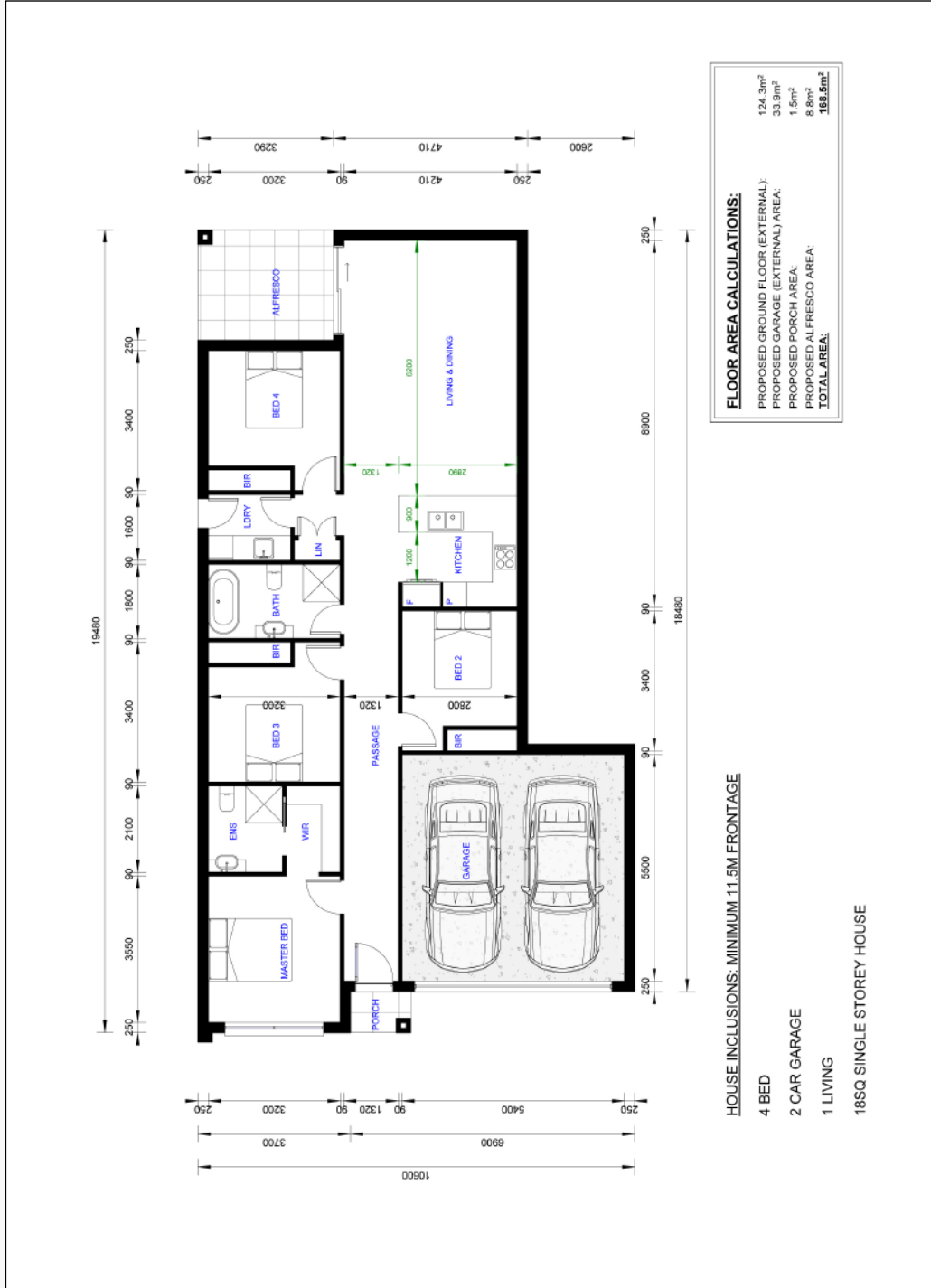


2



3

18sq Single Storey
(Double Garage)



— Brentwood



1



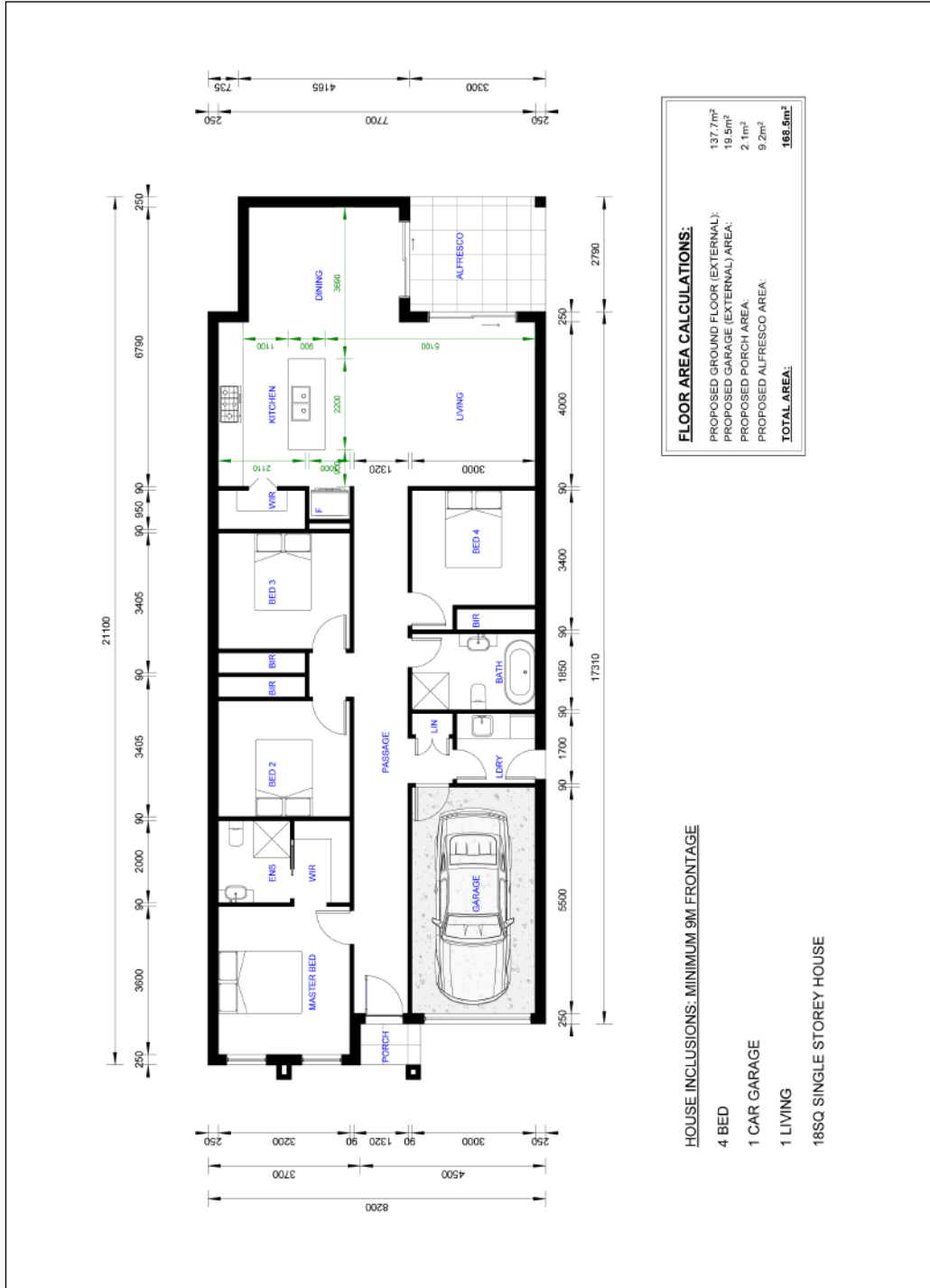
2



3

Brentwood

18 sq Single Storey
(Single Garage)



— Sanctuary



1



2



3

Sanctuary

20sq Double Storey
(single Garage)



— Balmoral



1



2



3

Balmoral

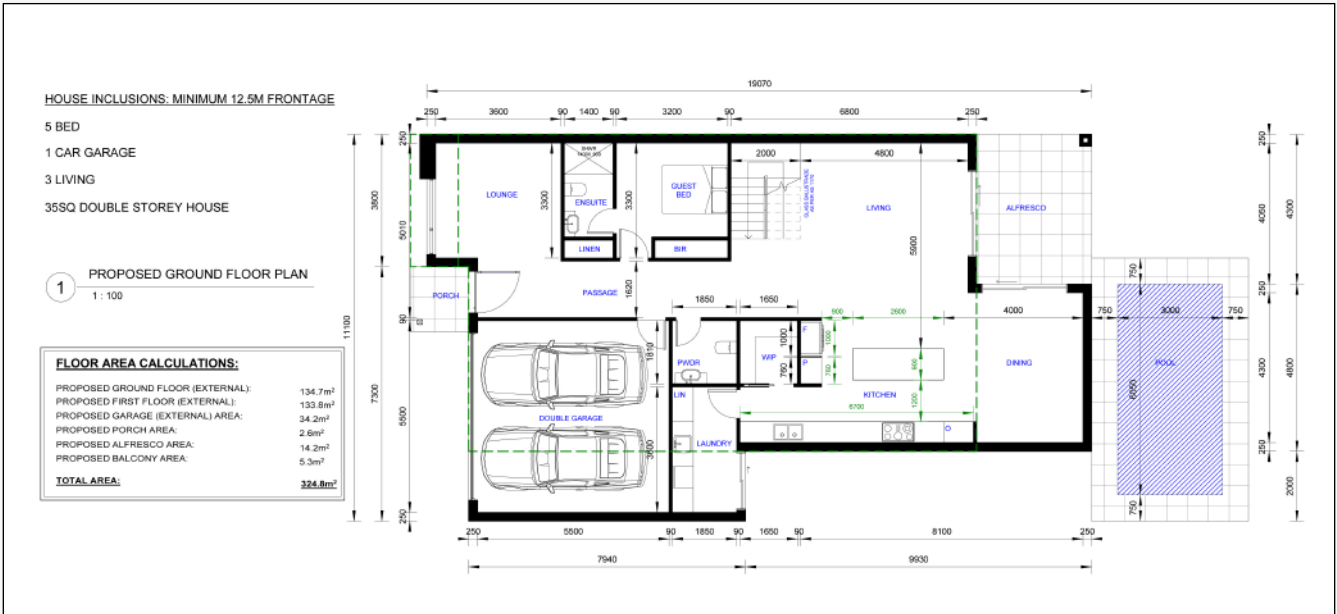
25sq Double Storey
(single garage)



— Dreamwood

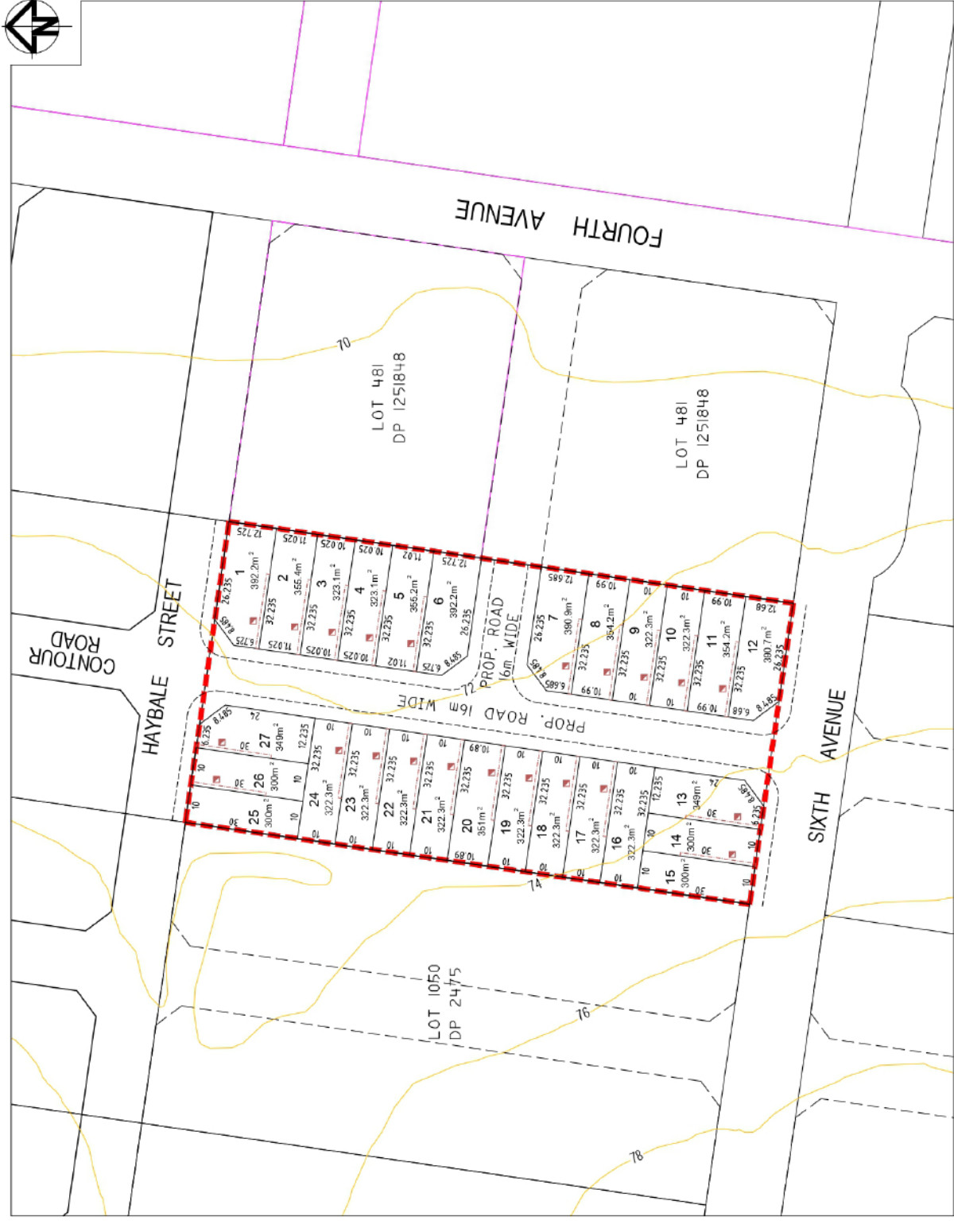


— Dreamwood



35sq Double Storey (double Garage)





SUMMARY OF LOTS	
LOT RANGE	300 TO 392
TOTAL LOTS	27
TOTAL AREA	9099
AVERAGE SIZE	337

LEGEND

— DENOTES ZONING PLAN

— 900mm EASEMENT FOR MAINTENANCE, ACCESS AND OTHER PURPOSES.

NOTES

1 - CADASTRAL BOUNDARY INFORMATION OBTAINED FROM LPI AND THE DIMENSIONS THEREIN MAY NOT BE IN ACCORDANCE WITH TITLE PLAN DIMENSIONS

2 - ZONING INFORMATION OBTAINED FROM DEPARTMENT OF PLANNING & INFRASTRUCTURE

3 - AREAS AND DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSES ONLY & MAY VARY SUBJECT TO FINAL SURVEY.

4 - KERB AND ROUNDABOUT DESIGNS TO BE FINALISED ON ENGINEERING DESIGN.

SITE AREA = 1214ha

FOR DEVELOPMENT APPLICATION SUBMITTED BY: PETER LEE SURVEYOR: Peter Lee DATE: 12/05/2021		PROPOSED SUBDIVISION OF LOT 1049 IN DP 2475 SUBDIVISION PLAN PROJECT: 21-00102-DK-1 SHEET: 2 of 3	
LAIVISH CONSTRUCTION & DEVELOPMENTS PTY LTD 150/ANNET STREET, SYDNEY NSW 1585 PHONE: 02 9550 1111 WWW.LAIVISHCONSTRUCTION.COM		calbre 285 SIXTH AVENUE AUSTRALIA CALBRE GROUP	
SCALE 1:500 (PLAN) SCALE 1:500 (SITE)		0 1 2 3 4 5 6 7 8 9 10 11 12 METRES	



— 3 Services

TRAVEL



TRANSPORT

Leppington Train Station

Car – 4km via Fourth Ave

Bus – 15 minutes

Walk – 4km via Edmondson Ave

Bike – 4km via Fourth Ave

Bus Stops

3 Closest Bus Stops to in

6th Avenue, Austral

Edmondson Ave, opp Sixth Ave

Edmondson Ave before Seventh Ave

Bringelly Rd At Edmondson Ave, Austral



CHILDCARE CENTRES

**Top Rated Childcare Centre
in Austral**

Kids Kinder

Ninth Avenue, Austral

By Car within 4km radius of
Austral



SHOPPING CENTRES

Leppington Town Centre Car

Car – 5km radius

ED Square Shopping Centre

Car – 7km



HOSPITAL

Liverpool Hospital

Car – 14km



SCHOOLS

Austral Public School, Austral

**St Anthony Of Padua Catholic
College, Austral**

**Broughton Anglican College,
Menangle Park**

**Lucas Heights Community
School, Barden Ridge**

**Leppington Public School,
Leppington**

All Within 10km Radius By Car.



ENTERTAINMENT FACILITIES

iPlay

ED Square – Edmondson Park

Car – 5km

Event Cinemas

ED Square – Edmondson Park

Car – 7km

Playground

WV Scott Memorial Park, Austral

Car – 4km Radius

Cross Playcentre

Campbelltown

Car – 15km

WELCOME TO AUSTRAL



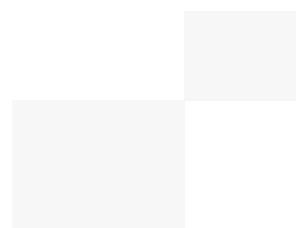
4 Infrastructure

The new community at 6th Avenue, Austral will benefit from up to 16,000 new homes and the delivery of local amenities close to transport options, including:

- Rail Link To Leppington Major Centre
- Leppington Major Centre Bus Interchange.
- Austral Primary School (in the Precinct), John Edmondson High School and Hoxton Park High School (both east of the Precincts) will also have capacity to meet initial demand.
- Regional, district and local playgrounds and play spaces. 8 local sports parks containing double playing fields and multi-purpose courts. 1 district sports park accommodating a variety of sporting codes.
- 1 large multi-purpose community centre in the Austral town centre. 2 smaller multi-purpose community centres elsewhere in the Precincts. Community services for families and individuals in leasehold accommodation. Private and non-government and leisure facilities, and places of worship.

- Indoor sports and aquatic centre. western sydney parklands. local and district needs to be met by: Approximately 149ha of local and district open space. Local parks to be provided within walking distance of most dwellings. 6-7 larger district with minimum size of 3ha.
- Regional, district and local playgrounds and play spaces. 8 local sports parks containing double playing fields and multi-purpose courts. 1 district sports park accommodating a variety of sporting codes.
- 85 Hectares of light industrial land for local jobs and local services.
- a new TAFE college and Regional integrated Primary Health Care centre located in Leppington Major Centre.
- A Town centre in Austral with retail floor space in the order of 30,000 square metres.

The Austral and Leppington North Precincts, with a projected total of more than 16,000 new homes and including a new major centre, are a critical part of the Metropolitan Plan's greenfield release strategy. This Infrastructure Delivery Plan provides an overview of the urban infrastructure requirements for the Austral and Leppington North Precincts, and how those requirements will be met. The Plan, among other things, provides a basis for both ongoing discussion between planning and infrastructure agencies to inform for the refinement and iteration of infrastructure delivery plans. It also serves the purpose of acquainting owners and developers of land in the Precincts with how and when infrastructure is likely to be provided. Development of the Precincts, including the Leppington Major Centre, is likely to occur over a period of 20-30 years. The Plan shows that infrastructure can be delivered to adequately service early and later stages of the Austral and Leppington North Precincts. However, successful and efficient delivery will require staged development in specific areas. It is not feasible or necessary to provide infrastructure to all of the study area at the one time. Also essential for commencement of development is effective cooperation between landowners, infrastructure providers, developers and both local and State governments. The table on the following pages summarises the infrastructure required to meet the needs of urban development in the Precincts.





— 5. Receive a \$5,000 Gallery Voucher from Us!

Would Love a \$5,000 Gallery Voucher to Put Towards Your Brand-New Home?

Lavish Construction & Developments are giving away 5x \$5,000 Gallery Voucher to Put Towards Your Brand-New Home. All you Need to do is Purchase one of our Amazing Home & Land packages at 285 6th Avenue Austral and the First 5 Lots Sold Will Receive This Amazing Opportunity to Add to Their Home. For example: A New Outdoor Kitchen For your Entertaining Area.

Sounds Great? Such a Wonderful Opportunity For You and Your Young Family To Enjoy Your Summer Nights Outdoors!

— 6 About Us

Lavish Construction & Developments are a building company that provides a range of professional services. From building custom homes, such as Duplex, Single Storey & Double Storey.

When on the lookout for a building and construction company. 'Quality Is Everything!' We really take pride in our work and with 15 years plus expertise in the Home and Construction Business, we continue to deliver and grow in this Industry.

What is the process?

1. We would happily have a chat with you and talk about your ideas and wants when building your dream home.
2. We have architects on hand ready to design and redesign your home as many times you like until you are happy with your design.
3. Our professional colour consultants will guide you in the right direction when choosing the right colours, fixtures, and materials for your home.
4. Our Competent builders will build you a solid and quality forever home.

We currently are offering Home & Land Packages for young families offering quality inclusions at a premium price! Wanting to get their foot into the housing market.



Contact us now for a chat on:

02 7226 9181



Head To Our Website:

www.lavish-construction.com.au



Address:

285 6th Avenue, Austral NSW 2179

