

# Bloom Bury

— AUSTRAL —

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1300 887 377



# BloomBury

BloomBury Is A Special Place.  
A Place Of Energy and Vibrancy.  
Joy and Opportunity.  
People and Communities.  
Family and Friends.  
Individuality and Commonality.  
A Place To Take Solace and A Place To Unite.  
It Is Your Home. It Is Your Haven. It Is Your Hub..  
Welcome.



# About The Project

Bloombury is a boutique land release positioned within one of Sydney's fastest growing and most exciting new communities.

Located in the heart of Austral, Bloombury offers a premium lifestyle defined by space, connectivity and future focused living.

Austral has rapidly transformed into a thriving residential hub,

driven by major infrastructure investment and carefully planned growth.

It is a welcoming environment ideal for families, professionals and investors alike.

BloomBury is designed to deliver a balanced lifestyle — where everyday convenience meets long term potential, and where your future home is surrounded by the amenities that matter most.



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Your Hub

Live, Work  
And Play In  
The Heart  
Of Sydney's  
Newest Hub...



**BloomBury**

# The Location

Bloombury is positioned on Gurner Avenue Austral, within Sydney's South West Growth Area, benefiting from significant government investment in transport, education and community infrastructure.

Minutes from Leppington railway station, residents enjoy direct rail access to Liverpool,

Parramatta and the Sydney CBD, with the M7 and M5 motorways providing seamless road connectivity.

Planned upgrades to Fifteenth Avenue will further enhance east-west movement, while the proposed fast-transit link to the airport precinct will strengthen long-term accessibility.



Austral North Shopping Centre - Woolworths



Al Faisal College. Excellence in education, nearby



Western Sydney International Airport

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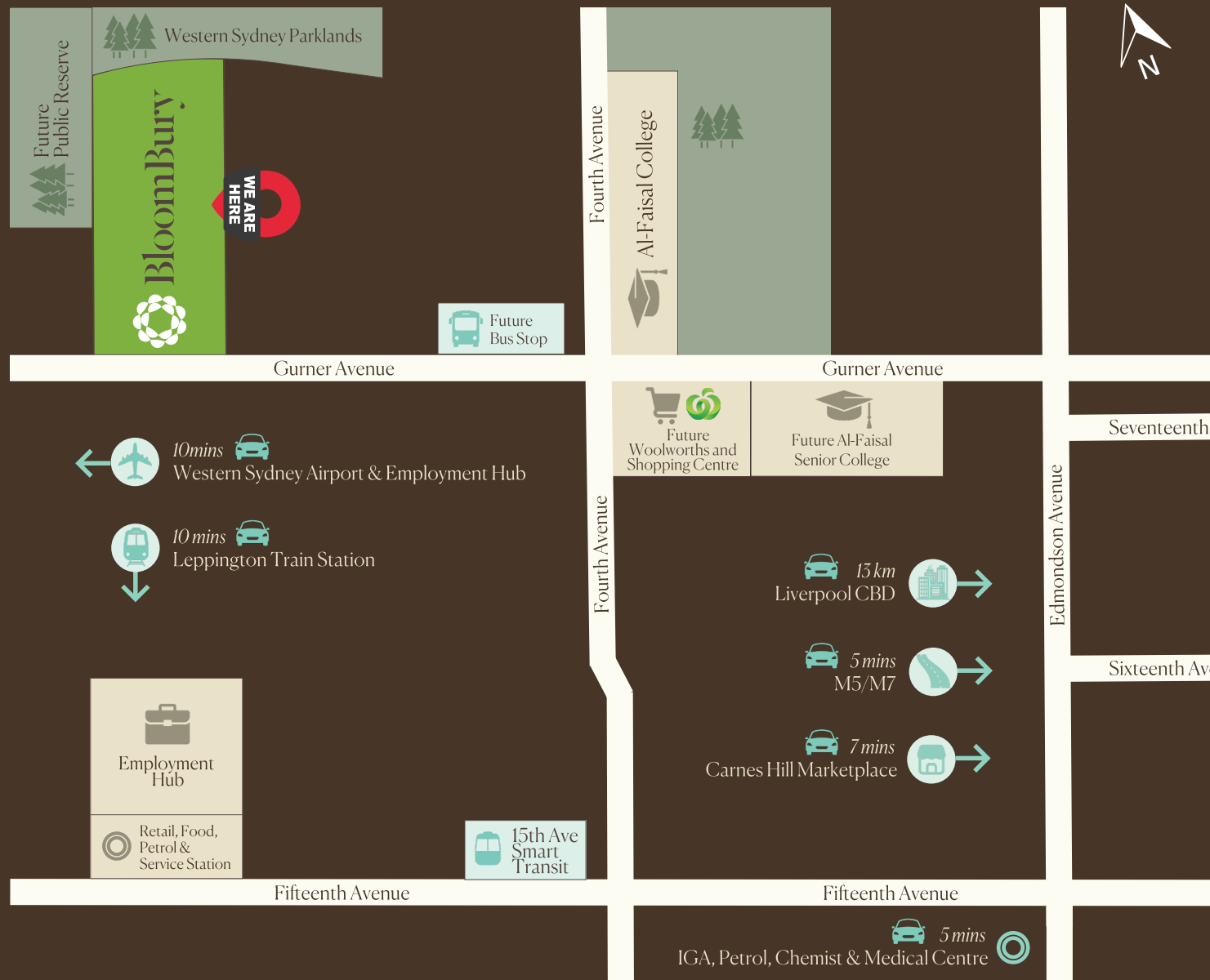
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Bloombury is strategically located close to the Western Sydney International Airport, set to become a major employment and economic hub. This proximity is expected to drive strong demand and long term growth throughout the region.

Together with established centres such as Liverpool, these precincts are expected to generate substantial job growth across advanced manufacturing, logistics, health and education sectors.

Positioned within the natural residential catchment of these expanding employment hubs, Bloombury offers both immediate connectivity and long-term economic fundamentals — an address aligned with Western Sydney's next phase of growth.





# Education & Amenities

Just 600 metres from Bloombury, the DA approved future Austral North Shopping Centre, anchored by Woolworths is conveniently positioned on the corner of Fourth and Gurner Avenue.

This new neighbourhood retail hub will deliver daily convenience within easy walking distance — supermarkets, specialty retail and essential services at your doorstep.

Families are supported by established schools & tertiary education including:

- Al-Faisal College
- Arrahman College
- Austral Public School
- St Anthony of Padua College

- TAFE NSW
- Thomas Hassall Anglican College
- Unity Grammar
- Western Sydney University

Expanded retail, dining and lifestyle amenity is available at Edmondson Park Town Centre and surrounding centres, while healthcare is anchored by Liverpool Hospital, one of New South Wales' major medical institutions.

Bloombury offers a balance rarely found in emerging corridors — walkable daily convenience, established schooling, and a growing network of services already taking shape.



Your Haven

Austral  
Surrounded  
By A Haven  
Of Natural  
Hotspots ...



BloomBury

# A Precinct Coming of Age

Austral is surrounded by an abundance of open spaces and recreational facilities. Local parks, walking trails and sporting fields provide residents with plenty of opportunities to enjoy the outdoors, relax or stay active with family and friends.

Planned town centres, community facilities and transport upgrades

will continue to enhance the liveability of the area, reinforcing Austral's position as one of Sydney's most promising residential destinations.

BloomBury places you at the centre of it all — a connected, growing and family friendly community designed for modern living and future prosperity.



Your Home

A Home  
Tailored To  
Your Precious  
Memories  
(That Are Yet  
To Happen)...



**BloomBury**

# Master Plan

BloomBury features 81 premium lots ranging from 300sqm to 424sqm, providing the perfect foundation to build your dream home.

Each lot is thoughtfully sized to maximize space and privacy, ensuring a tailored lifestyle for you and your family.

