



1/96-98 Nuwarra Road, Moorebank




## Ground Floor Living with Spacious Courtyard Appeal

Enjoy low-maintenance living in this well-appointed ground-floor apartment, offering a practical layout, modern finishes and a convenient lifestyle location. Designed for comfort and functionality, the home features a spacious open-plan design flowing seamlessly to a private courtyard and covered alfresco area, perfect for entertaining or relaxing outdoors.

Boasting an impressive 152sqm of internal living and courtyard space, this is an excellent opportunity for first home buyers, downsizers or investors seeking a quality apartment in a growing and well-connected pocket of Moorebank.

### Property Features:

- Spacious open-plan living and dining area
- Modern kitchen with gas cooking
- Stone benchtops and ample storage space
- Quality stainless steel kitchen appliances
- Two generous bedrooms, both with built-in wardrobes
- Master bedroom complete with ensuite
- Contemporary bathroom with floor-to-ceiling tiles
- Downlights and split system air conditioning

2  2  1 

**FOR SALE**  
\$670,000

**VIEW**  
Sat 20th Jun @ 1:45PM - 2:00PM

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Covered alfresco entertaining area
- Private courtyard-style yard with secure gated access directly from the street
- Secure basement parking plus additional storage cage

Approximate Sizes:

- Basement Level: 21sqm (including storage)
- Floor Area: 152sqm (including courtyard)
- Total Area: 173sqm

Conveniently located close to Moorebank Shopping Village, Nuwarra Public School, parklands, public transport and the M5 Motorway.

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

**MORE DETAILS**

Property ID	11MGF8E
Property Type	Apartment
Land Area	173 m2
Including	Air Conditioning Courtyard Built-in-Robes Secure Parking Fully Fenced

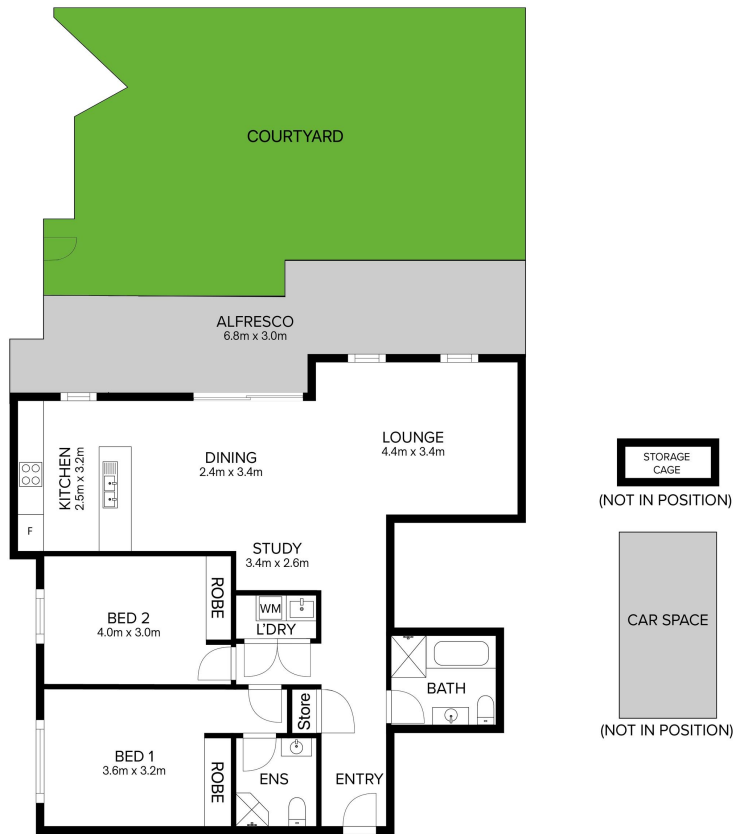
**Larissa Schembri 0427 582 245**

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Unit 1/96-98 Nuwarra Rd, Moorebank, NSW, 2170

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