



24 Josephine Crescent, Moorebank

## Single Level Home with Wide Frontage & Future Potential

Positioned in a quiet, family-friendly pocket of Moorebank, this beautifully updated residence presents an exceptional opportunity for families, investors, and future-minded buyers alike. Occupying a substantial 668.7sqm R2 parcel with an impressive 28-metre frontage, the property offers outstanding street presence, generous living spaces, and exciting potential for future development (STCA).

Ready to enjoy, the home combines modern comfort with practical family living. Inside, you'll find four well-proportioned bedrooms, multiple living and dining zones, a stylish kitchen, and seamless access to outdoor entertaining areas.

Whether you're looking to move straight in, invest, or capitalise on the home's expansive landholding, this is a rare offering in one of Moorebank's most sought-after locations.

### Property Features:

- Four generous bedrooms, all with built in robes and excellent natural light
- Spacious living and dining areas ideal for growing families
- Modern kitchen with gas cooking and ample storage and

4  2  2 

**FOR SALE**  
\$1,400,000

### VIEW

Sat 20th Jun @ 2:45PM - 3:15PM

### AGENTS

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### AGENCY

LJ Hooker Liverpool  
02 9708 2333

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- preparation space
- Two bathrooms for added convenience
- Large family room flowing to outdoor entertaining areas
- Covered deck/patio and balcony perfect for year-round entertaining
- Single carport plus additional off-street parking
- Under-house storage area
- Expansive 668.7sqm R2 block with approximately 28m frontage
- Potential for duplex, granny flat or future redevelopment (STCA)
- Move-in ready with modern updates throughout
- Conveniently located close to schools, parks, shops, public transport, Liverpool CBD and major motorway connections

A rare combination of land size and modern family living, this outstanding property offers immediate comfort and long-term opportunity in a highly convenient location.

**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	T4J0W
Property Type	House
Land Area	668.7 m2
Including	Built-in-Robes Secure Parking

### Larissa Schembri 0427 582 245

Licensee in charge/Director | [larissaschembri.bl@ljhooker.com.au](mailto:larissaschembri.bl@ljhooker.com.au)

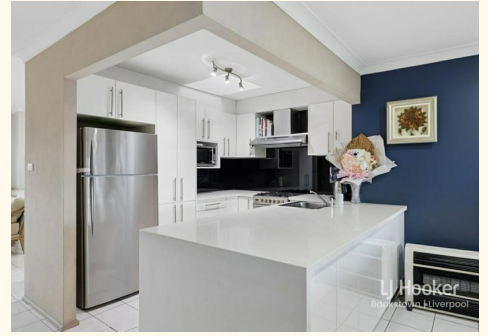
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## 24 Josephine Crescent, Moorebank, NSW, 2170

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