



3 Edgecombe Avenue, Moorebank

## Unlock the Potential —Generous Block in High-Growth Location with Triplex potential (STCA)

Positioned in a well-established and highly sought-after pocket of Moorebank, this exceptional parcel of approximately 658.4m<sup>2</sup> presents a rare opportunity to secure a site with outstanding development potential, subject to council approval.

Boasting a wide frontage of approximately 27.4 metres and a depth of around 32.0 metres, the block's unique configuration offers flexibility for a variety of redevelopment options. Whether you are considering a multi-dwelling project or the construction of a substantial new residence, the possibilities here are significant (STCA).

Currently improved with an existing dwelling, the property provides the option of immediate rental return or a practical holding asset while future plans are explored.

Conveniently located within close proximity to local amenities, schools, and transport, this is an ideal opportunity for developers, investors, and buyers seeking to capitalise on Moorebank's continued growth and strong demand.

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.

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**FOR SALE**  
Just Listed

**VIEW**  
By Appointment

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### AGENCY

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#### Key Features:

- " Approximate land size of 658.4m<sup>2</sup>
- Wide frontage of approximately 27.4 metres
- Approximate depth of 32.0 metres
- Existing dwelling onsite
- Suitable for redevelopment, subdivision, or new build (STCA)
- Located in a high-growth and well-connected suburb

#### Location Highlights:

- " Local parks and reserves —approximately 300 to 500 metres
- " Nuwarra Public School —approximately 800 metres
- " Moorebank High School —approximately 1.5 kilometres
- " Moorebank Shopping Village —approximately 1.2 kilometres
- " Liverpool CBD and Westfield —approximately 4.0 kilometres
- " Liverpool Train Station —approximately 4.2 kilometres
- " Easy access to M5 Motorway —approximately 2.5 kilometres

**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                    MVJ0W  
Property Type                House

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