

30 Elouera Crescent, Moorebank

3 1 2

Single Level Family Home with R3 Zoning and 18.3m Frontage

Perfectly positioned in a sought-after pocket of Moorebank, this beautifully maintained residence presents an excellent opportunity for families, investors, or developers alike. With an 18-metre frontage and R3 zoning, the property offers exciting potential for future development (S.T.C.A) while delivering immediate lifestyle comfort.

Property Features:

- R3 Medium Density Residential zoning - ideal for potential redevelopment (S.T.C.A)
- DA approval for One bedroom and bathroom house extension
- Wide 18-metre frontage, offering space, presence, and flexibility for future projects
- Three generous bedrooms, all with built-in wardrobes and ceiling fans
- Modern kitchen with stone benchtops, quality appliances, and a breakfast bar
- Multiple living areas, including a spacious lounge, dining area, and separate theatre room
- Stylish bathroom with a separate vanity and WC
- Large enclosed entertaining area perfect for year-round gatherings
- Sparkling in-ground pool surrounded by established gardens

FOR SALE

Please Call

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.

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- Double carport providing ample parking space
- Low-maintenance, landscaped block with great street appeal
- Land size 663.9m2

Location Features:

Ideally located within walking distance to local parks, schools, shops, and public transport. Enjoy the convenience of Moorebank Shopping Village, easy access to the M5 Motorway, and a family-friendly neighbourhood.

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	E0J0W
Property Type	House
Land Area	663.9 m2
Including	Air Conditioning Built-in-Robes Secure Parking Remote Garage

Larissa Schembri 0427 582 245

Licensee in charge/Director | larissaschembri.bl@ljhooker.com.au

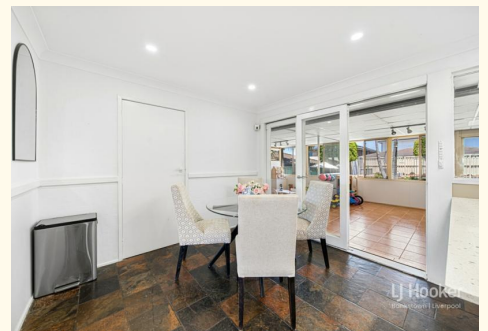
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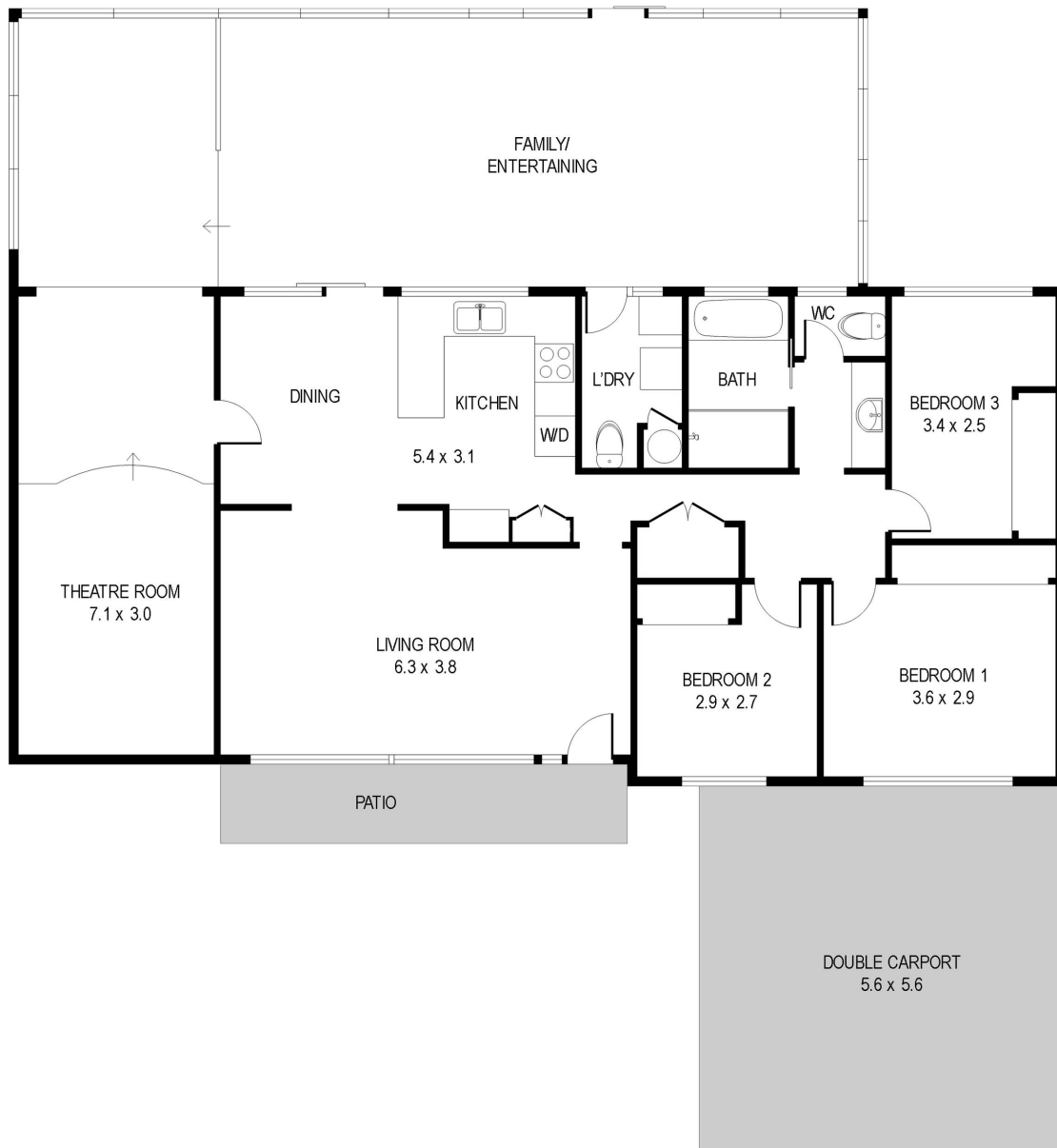
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