



46 Hoy Street, Moorebank

## Single Level Low Maintenance Living

Positioned in the highly sought-after Georges Fair Estate, this beautifully presented single-level Georges Fair home offers the perfect opportunity for investors, downsizers, or buyers seeking a low-maintenance lifestyle in a premium location.




Thoughtfully designed by Wisdom Homes with a flexible floorplan, the home was originally built as a four-bedroom residence, with the front bedroom currently utilised as a second living area or study - ideal for working from home or accommodating growing families.

At the heart of the home is a well-appointed kitchen featuring ample cupboard space and a walk-in pantry, seamlessly connecting to the light-filled open plan living and dining area at the rear. Enjoy effortless indoor living with plenty of natural sunshine flowing throughout the home.

The spacious master suite is privately positioned and complete with a walk-in robe and ensuite, while the remaining bedrooms are generously sized and serviced by a modern main bathroom.

Property Features:

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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### AUCTION

Sat 13th Jun @ 1:30PM

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Bankstown  
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- " Flexible 3—4 bedroom floorplan
- Master bedroom with walk-in robe and ensuite
- Additional front lounge room, study or optional 4th bedroom
- Modern kitchen with gas cooktop, walk-in pantry and ample storage
- Open plan living and dining area filled with natural light
- Solar panel system
- Ducted air conditioning and gas connection
- Double lock-up garage
- Located in the popular Georges Fair Estate

Conveniently located close to parklands, walking tracks, local schools, shops and transport, this is an excellent opportunity to secure a quality home in one of Moorebank's most desirable communities.

**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   | 11JRF8E |
| Property Type | House   |
| Land Area     | 375 m2  |

### Darrell Fernandes 0411 247 186

Licensed Real Estate Agent | darrell.bl@ljhooker.com.au

### Sime Keremelevski 0413 077 217

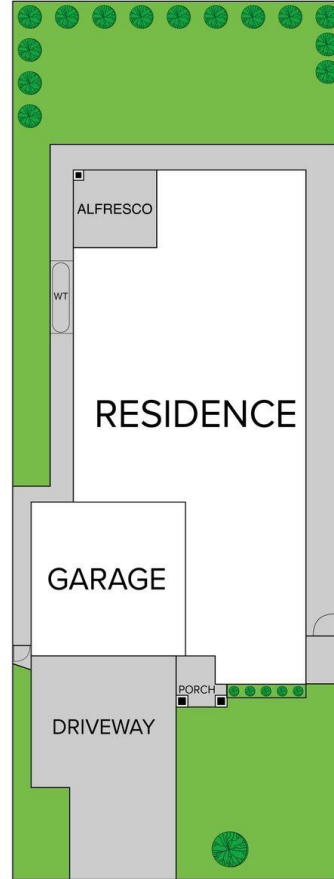
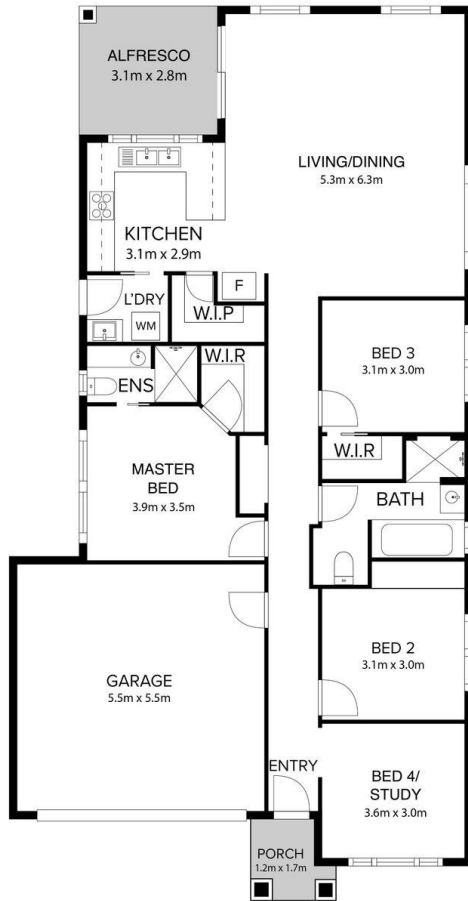
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46 HOY STREET, MOOREBANK, NSW, 2170

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