



52 Sims Street, Moorebank

Luxury Family Living in Prestigious Georges Fair

Positioned within the highly desirable Georges Fair Estate, this impressive Eden Brae built residence delivers space, quality, and lifestyle on a generous and highly sought after 777sqm block.

Designed for modern family living, with a large yet well planned layout, this home offers 4–5 bedrooms, multiple spacious living areas, a dedicated media room, and three bathrooms situated on one of the largest blocks in the estate, providing flexibility and comfort for growing families.

No expense has been spared, with an exhaustive list of features, including a superb alfresco space and custom-built outdoor kitchen, overlooking a low-maintenance backyard, this home is perfect for year-round entertaining.

Key Features include but not limited to:

- 4 bedrooms upstairs with built in robes
- 5th bedroom / office downstairs
- Master bedroom with ensuite, walk in robe and balcony
- Media room and games room

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

Please Call

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- 2.5 car garage, tiled with drive through access and ample storage
- Sound system wiring throughout lower level and alfresco
- 9ft ceilings throughout
- Polished Spotted Gum timber flooring throughout
- Large Kitchen featuring an integrated Liebherr fridge, Miele Induction cooktop, integrated Miele dishwasher, pyrolytic oven, Zip hot and chilled Hydrotap, Insinkerator, 20mm stone benchtops, & Large walk in pantry
- Ducted vacuum system
- Alarm and security cameras
- Odyssey roof ventilation system
- LG solar panels
- Gas fireplace
- Irrigation system
- Double glazed windows and sliding doors with plantation shutters throughout
- Large timber shed with power provisions
- Custom built outdoor kitchen including gas / charcoal bbq, gas burner, large sink, fridge and stone benchtop
- Large solid timber deck & alfresco entertaining
- Freshwater heated pool & spa
- Electrical sub board in garage

A premium family lifestyle opportunity in one of Moorebank's most sought-after estates.

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	J0J0W
Property Type	House
Land Area	777 m2

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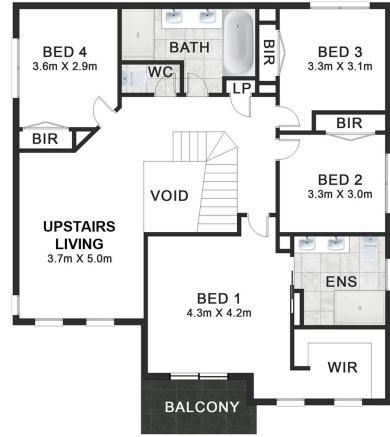
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