



54 Elouera Crescent, Moorebank

Rare 978sqm R3 Opportunity with Concept Plans for Grand Transformation




Positioned in a tightly held and highly sought-after pocket of Moorebank, 54 Elouera Crescent presents an exceptional opportunity for developers, investors or visionary buyers looking to capitalise on scale and future potential.

Set on an expansive approx. 978sqm parcel with R3 Medium Density Residential zoning, this property offers outstanding flexibility for redevelopment or enhancement (STCA). Large R3 land holdings of this size are rarely offered in this location.

Adding further appeal, concept plans have been prepared for an impressive transformation of the existing residence, showcasing the property's exciting potential (subject to council approval).

Concept Plans Include:

- Addition of a substantial 6-car garage
- Construction of a second level
- Creation of 4 bedrooms upstairs
- Striking void overlooking the ground floor to enhance natural light

3  2  2 

FOR SALE

Contact Agent

VIEW

By Appointment

AGENTS

Larissa Schembri

0427 582 245

larissaschembri.bl@ljhooker.com.au

Ali Khalil

sales1.bl@ljhooker.com.au

AGENCY

LJ Hooker Liverpool

02 9708 2333

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.

 **LJ Hooker**

and architectural presence

Modern redesign to maximise space, functionality and family living
Please note these are concept plans only and have not been finalised or approved. Purchasers are encouraged to conduct their own due diligence.

Whether you proceed with the existing dwelling, refine the concept design, or explore medium-density development potential (STCA), this is a rare opportunity with significant upside.

Key Features:

- ? Approx. 978sqm level block
- ? R3 Medium Density Residential zoning
- ? Concept plans available for major renovation/extension
- ? Exceptional redevelopment potential (STCA)
- ? Quiet, family-friendly location
- ? Close to schools, shops, transport & parklands

This is a premium landholding offering size, zoning flexibility and future growth potential in one of Moorebank's most desirable streets.

Contact us today for further information and to view the concept plans.

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. Prospective purchasers are advised to make their own inquiries to verify the information.

MORE DETAILS

Property ID	HNJ0W
Property Type	House
Land Area	978 m2

Larissa Schembri 0427 582 245

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

Ali Khalil

Sales Assistant | sales1.bl@ljhooker.com.au

LJ Hooker Liverpool 02 9708 2333

312 Macquarie Street, LIVERPOOL NSW 2170

liverpool.ljhooker.com.au | liverpool@ljhooker.com.au





 **LJ Hooker**
Bankstown | Liverpool

TOTAL APPROX. FLOOR AREA 216.6 SQ M. (2304 SQ FT.)
Measurements are approximate. Not to Scale. For illustrative purposes only.

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.

 **LJ Hooker**