



63 Christiansen Boulevard, Moorebank

## Modern Family Living in the Heart of Georges Fair!




Positioned in the highly sought-after Georges Fair community, this beautifully presented home offers the perfect blend of comfort, style, and convenience, making this home ideal for families seeking a relaxed lifestyle with everything close at hand.

Thoughtfully designed for modern living, the home features four generously sized bedrooms. The master suite includes a private ensuite and walk-in robe, while the remaining bedrooms are well-appointed and serviced by a stylish main bathroom.

A sunken living area adds character and flows effortlessly through to the open-plan family and dining space. At the heart of the home is a functional, modern kitchen that connects seamlessly to the alfresco area-complete with decking and a BBQ space, perfect for entertaining family and friends.

Additional features include a double lock-up garage and a low-maintenance backyard, making this home as practical as it is inviting.

Located in a popular and growing neighbourhood, you'll enjoy easy access to local parks, schools, shops, and transport options. This is a

4  2  2 

### FOR SALE

For Sale: \$1,600,000 - \$1,660,000

### VIEW

By Appointment

### AGENTS

Sime Keremelevski

0413 077 217

Sime.BL@ljhooker.com.au

Larissa Schembri

0427 582 245

larissaschembri.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**

fantastic opportunity to secure a quality home in one of Moorebank's most desirable pockets.

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	PAJ0W
Property Type	House
Land Area	450 m2

**Sime Keremelevski 0413 077 217**

| [Sime.BL@ljhooker.com.au](mailto:Sime.BL@ljhooker.com.au)

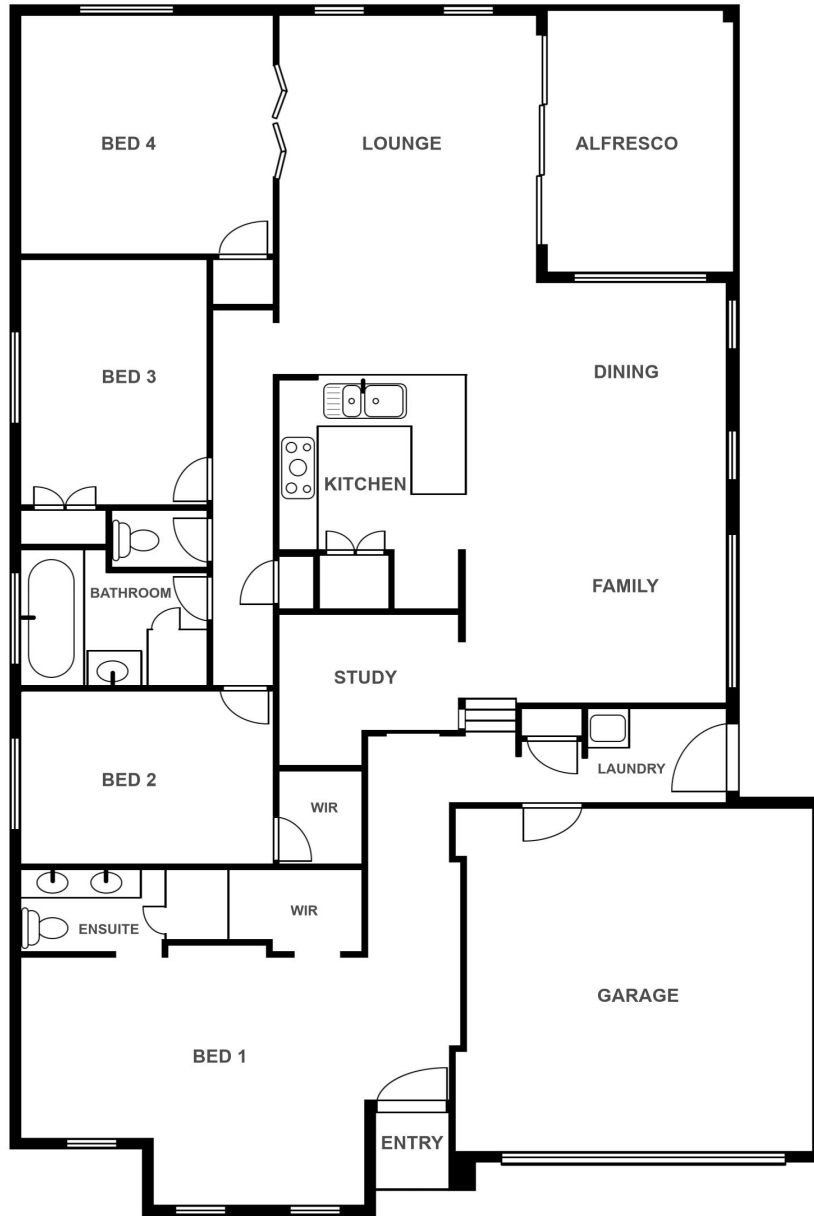
**Larissa Schembri 0427 582 245**

Licensee in charge/Director | [larissaschembri.bl@ljhooker.com.au](mailto:larissaschembri.bl@ljhooker.com.au)

**LJ Hooker Liverpool 02 9708 2333**

312 Macquarie Street, LIVERPOOL NSW 2170

[liverpool.ljhooker.com.au](http://liverpool.ljhooker.com.au) | [liverpool@ljhooker.com.au](mailto:liverpool@ljhooker.com.au)



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.