



64 Clyde Avenue, Moorebank

## Spacious Family Oasis with Pool & Duplex Potential (S.T.C.A)

A well-appointed family home offering generous indoor and outdoor living, this residence is ideal for those seeking space, comfort and versatility. Featuring multiple living areas, a sparkling in-ground pool and a practical layout, the home is perfectly suited for relaxed family living and year-round entertaining. With its wide frontage, extensive car accommodation and flexible floorplan, the property also presents exciting duplex potential (STCA), making it a rare opportunity in a highly convenient Moorebank location.

### Property Features:

- Updated single-level home with a wide, private frontage and gated entry.
- Expansive driveway with room for multiple vehicles, boats or trailers.
- Double carport plus additional covered parking, ideal for tradies or car enthusiasts.
- Large family/living room overlooking the backyard, perfect for gatherings
- Separate dining area positioned off the kitchen
- Well-appointed kitchen with ample storage, breakfast bench and easy access to rear entertainment areas.

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.

4 2 4

### FOR SALE

Please Call

### AGENTS

Larissa Schembri  
0427 582 245  
larissaschembri.bl@ljhooker.com.au

Elie Hosni  
0489 046 251  
eliehosni.bl@ljhooker.com.au

### AGENCY

LJ Hooker Liverpool  
02 9708 2333

LJ Hooker

- Walk-in pantry/storage room offering excellent versatility
- Flexible second living space (or potential 4th bedroom), ideal for guests or home office
- " Master bedroom with private ensuite
- " Main bathroom with bathtub and neutral décor
- Internal laundry with direct outdoor access
- Covered outdoor entertaining area overlooking the pool
- Sparkling in-ground swimming pool with safety fencing and sunny aspect
- Low-maintenance yard with ample room for relaxing and entertaining
- Set on a generous, level block offering privacy and space

#### Location Highlights:

- " Moorebank Shopping Village —approx. 1.1 km
- " Moorebank's café and dining precinct nearby
- " Holsworthy Train Station —approx. 5.5 km
- Easy access to the M5 & M7 motorways
- Close to parks, playing fields and riverside walking tracks

#### Nearby Schools:

- " Nuwarra Public School —approx. 1.2 km
- " Newbridge Heights Public School —approx. 1.5 km
- " St Joseph's Catholic Primary School —approx. 1.1 km
- " Moorebank High School —approx. 1.3 km

#### 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	EZJ0W
Property Type	House
Land Area	663.9 m2

#### Larissa Schembri 0427 582 245

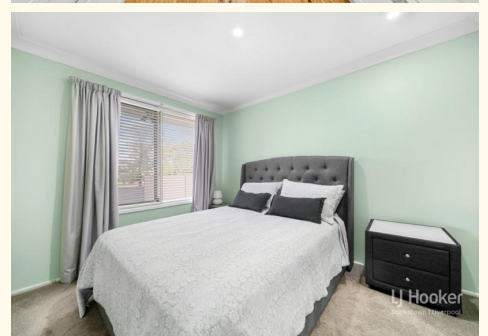
Licensee in charge/Director | [larissaschembri.bl@ljhooker.com.au](mailto:larissaschembri.bl@ljhooker.com.au)

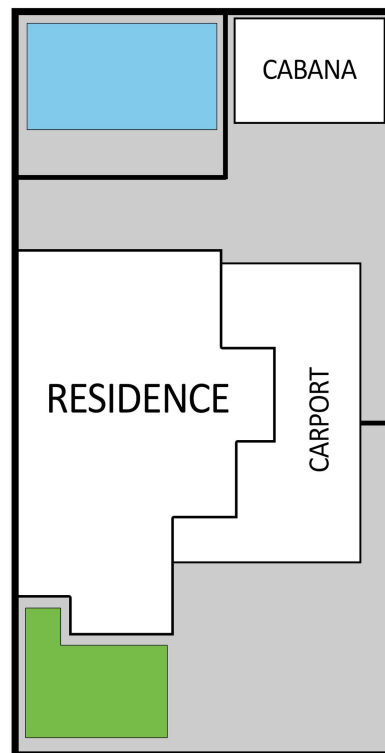
#### Elie Hosni 0489 046 251

| [eliehosni.bl@ljhooker.com.au](mailto:eliehosni.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)





## 64 Clyde Avenue | Moorebank

**Disclaimer:** Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.