



7/9-11 Elouera Crescent, Moorebank

## A Modern Townhouse Made for Easy Living

Positioned within a boutique complex, this stylish three-bedroom townhouse delivers a modern lifestyle of comfort, space and convenience. Thoughtfully designed across two levels, it offers a practical floorplan with quality finishes and excellent indoor-outdoor flow, making it an ideal choice for first home buyers, young families or investors.

The heart of the home is the light-filled open-plan living, dining and kitchen area, featuring a sleek contemporary kitchen with stone benchtops, quality appliances, extensive cabinetry and a generous island bench. Glass doors provide a seamless connection to the private outdoor entertaining area and backyard, creating an effortless space for relaxing or entertaining.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the main bedroom featuring a built-in robe and private ensuite. A centrally located main bathroom services the remaining bedrooms, while the thoughtful layout provides plenty of separation between living and sleeping zones.

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.

3 2 1

### FOR SALE

For Sale: \$950,000-\$1,000,000

### VIEW

Thu 15th Oct @ 5:00PM - 5:20PM

### AGENTS

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

Patricia San Diego  
0426 770 847  
patricia.bl@ljhooker.com.au

### AGENCY

LJ Hooker Bankstown  
(02) 9708 2244



- Three well-appointed bedrooms, two with built-in robes
- Main bedroom with built-in robe and private ensuite
- Two modern bathrooms
- Contemporary kitchen with stone benchtops and island breakfast bar
- Quality gas cooking and stainless-steel appliances
- Spacious open-plan living and dining area
- Private backyard with paved entertaining area
- Internal laundry and additional storage
- Single lock-up garage
- Ducted air conditioning
- Tiled living areas with carpeted bedrooms
- Low-maintenance landscaping
- Boutique townhouse complex
- Strata Rates: \$526.01 per quarter approximately

Enjoying a convenient Moorebank location close to local schools, shops, transport, parks and major road links, this impressive townhouse presents a fantastic opportunity to secure a modern home in a highly desirable area.

**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                      11YBF8E  
Property Type                  Townhouse

**Larissa Schembri 0427 582 245**

Licensed Real Estate Agent | [larissaschembri.bl@ljhooker.com.au](mailto:larissaschembri.bl@ljhooker.com.au)

**Patricia San Diego 0426 770 847**

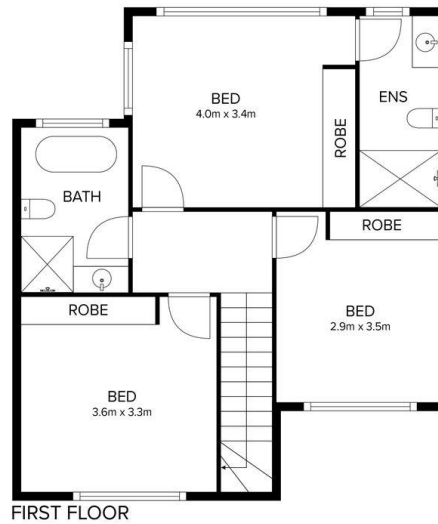
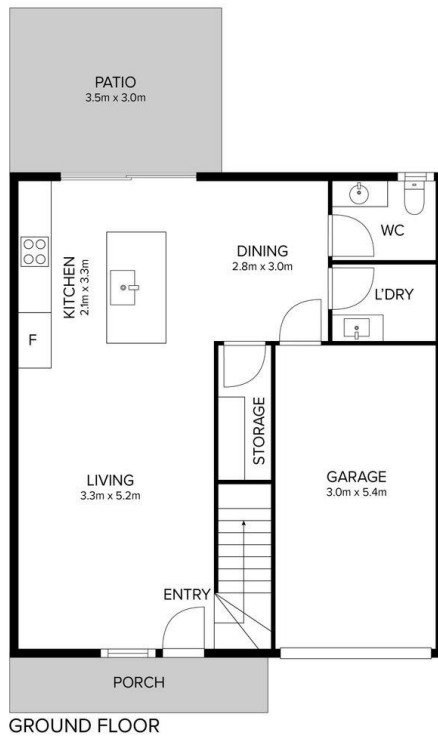
Sales Agent | [patricia.bl@ljhooker.com.au](mailto:patricia.bl@ljhooker.com.au)

**LJ Hooker Bankstown (02) 9708 2244**

11 Marion Street, BANKSTOWN NSW 2200

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





7/9-11 Elouera Cres 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.