

# 13 Curtis Crescent, Moorebank, NSW 2170

## House For Sale

Monday, 22 April 2024

13 Curtis Crescent, Moorebank, NSW 2170

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 866 m2

Type: House



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## AUCTION 25th May @ 11:30am

Presenting this one-of-a-kind property nestled in the heart of Moorebank, boasting two distinct dwellings featuring a total of six bedrooms thoughtfully spread across their spacious floor plans. Defined by its meticulously maintained interiors, exuding charm and character, this property is perfectly suited for a family looking to upsize to accommodate in-laws, or an investor looking to add to their growing portfolio.

**Single Storey Residence:-** Spacious sun-filled living room upon entry- Combined dining & kitchen extending to yard- Lovely kitchen, breakfast bar & ample storage- 3 good-sized bedrooms, master with built-in- Well-kept bathroom with floor-to-ceiling tiles- External laundry with additional 2nd bathroom- Ducted air con & ceiling fans throughout

**Double Storey Residence:-** Spacious open-plan dining & kitchen on entry- Lovely kitchen, breakfast bar & ample storage- Cosy sun-filled living room on the upper level- 3 good-sized bedrooms, master with built-in- Master bedroom with an ensuite bathroom- Neat & tidy bathroom with a separate toilet- Additional 3rd toilet/powder room downstairs- Ducted air con & ceiling fans throughout- Double-car garage with internal access - Great-sized yard with entertainers alfresco- Large workshop/multipurpose room - Loads of off-street parking in the driveway- Total land size approx. 866.3 sqm

Situated within easy reach of all local amenities including Moorebank Shopping Village, Nuwarra Public School, Ernie Smith Reserve, Brighton Lakes Recreational & Golf Club, public transport, and the M5 Motorway. Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information.