

**9 Evans Avenue, Moorebank, NSW 2170**



**House For Sale**

Tuesday, 11 June 2024

9 Evans Avenue, Moorebank, NSW 2170

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 815 m2**

**Type: House**



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## Auction

A vision brought to life gracing an exclusive high-side 815sqm approx. block in a prestige Moorebank cul-de-sac, this magnificent home presents a phenomenal fusion of classic and new. This tightly held home has been maintained with the utmost care and attention to detail, for the past 40 years resonant with style and luxury appeal. Solid and securely set back from the street, the estate-like property is composed over two substantial levels and rests within superb established landscaped gardens. Elegant formal zones give way to expansive family living with multiple bedrooms and bathrooms on the first level. Soaring ceilings on the second level further accent its generosity. The home includes a large home office or 6th bedroom, a private pool & spa surrounded by peaceful gardens and evening sky. A huge master bedroom with an ensuite and generous parking. All the hard work has been done in this beautiful residence allowing you to simply unpack and enjoy. An outstanding opportunity awaits you in a highly sought after neighbourhood only steps from, Moorebank Shopping Village, Transport, Parks and Schools.

**Accommodation Features:-** Plate rails, formal dining with a window seat - Hand crafted cabinetry throughout - Stunning private courtyard at the front of the home - Large flexible home office or 6th bed, built-in desk - TV room with built-in cabinetry opens to the terrace - Large casual dining, expansive family living and cabinetry - Built-in kitchenette on the second level for convenience - Generous storage cupboards, laundry - Generous upper level bedrooms with built-in robes - Generous lower level bedrooms with built-in robes - Master bedroom with, ensuite and access to the large private courtyard terrace, green leafy outlook - Renovated family bathroom, large storage areas - Ducted and air conditioning throughout

**External Features:-** Private 815sqm, R3 Zoned perfect north-east to rear - Securely fenced and gated carport and double Lock-up garage, - Superb landscaped lawns and gardens with garden lighting - Multiple Sheds for extra storage - Security window shutters - Double entry driveway - Comprehensive garden Irrigation system - Substantial covered alfresco terrace, and stunning balcony on upper level - Retractable awning, large pool & spa with stunning leafy outlook - Double lock up garage with storage on wheels - Additional parking or space for the boat, van or trailer

**\*\* Disclaimer:** Ray White Liverpool believe that all information contained herein be true and correct to the best of our ability and in no way misleading, however all interested parties are advised to carry out their own enquiries and relevant searches independently.