

**49 Maddecks Ave, Moorebank, NSW, 2170**

**House For Sale**

Wednesday, 31 July 2024

49 Maddecks Ave, Moorebank, NSW, 2170

**Bedrooms: 5**

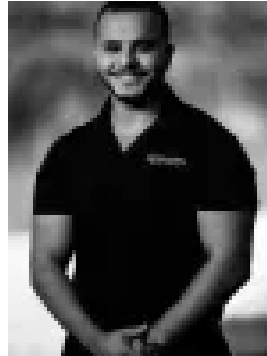
**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Michael Demian  
0404601084



Mark Demian  
0404601084

**This one is all about its exposure and location, in perfect combination, and the extra car accommodation needs no explanation.**

Right in the heart of Moorebank, just as you take the corner of Maddecks, this one will turn some necks.

A Single Level on 686sqm. 5 Bed. 2 Bath. 2 Car, and some more.

This prime Moorebank real estate presents a perfect opportunity with a solid brick home, an 18.28m frontage, R3 zoning, and potential for a commercial space, offering unmatched possibilities (STCA).

Versatility is the name of the game, with the ability to move in, explore options to renovate, develop, or invest, this property offers extensive current and future benefits that are sure to impress all buyers.

Perfectly positioned on a prominent street in the heart of Moorebank, this property is near Moorebank Shopping Village, Nuwarra Public School, and a variety of amenities, offering exceptional exposure and convenience.

The home is set well back from the street with instant street appeal thanks to the meticulously manicured front lawn and massive driveway that leads to the double garage and has space for extra cars and toys.

Enter via the front porch and discover a convenient floorplan, from the smooth flowing open plan living spaces to the easy access to the level yard and undercover alfresco area.

The main family and dining area with timber floors sits adjacent to the kitchen, with a separate formal lounge creating additional space for family gatherings.

Ducted air conditioning throughout keeps the home comfortable year-round.

Of the five spacious and light-filled bedrooms, four feature built-in wardrobes with the master bedroom boasting a walk-in wardrobe and ensuite.

Enjoy the added flexibility of creating a home office in one of the many bedrooms.

The large family bathroom has a separate shower and bath.

The oversized backyard will be well appreciated by all, providing plenty of space for kids and pets to run around. The backyard is complemented by an undercover pergola for relaxing and entertaining, as well as external shed.

Additional features of the home include a large laundry, three linen cupboards throughout the home creating clever storage solutions, plus double car garage with additional car spaces providing ample room for boats and caravans.

Convenience is at your doorstep with Moorebank Shopping Village and local schools within walking distance, plus Liverpool CBD, Holsworthy train station and the M5 are all within easy reach.