



44 Moree Street Gordon, NSW

3 bed | 2 bath | 1 car

Unparalleled potential on 1,171sqm in a prime lifestyle locale

1st time offered in 60 years, prime potential

Enjoying a high-side setting on an exceptionally large 1,171m block, this tightly held treasure presents a wealth of opportunity for its new owner. Held for over 60 years and the first time offered, the light-filled, predominately single level home benefits from a perfect north aspect and presents very neat and tidy interiors that can be lived in or leased out as is. It's ready to reward with a renovation, extension or rebuild (STCA) capitalising on the block and location, footsteps to the village, bus, rail and Ravenswood.

- Positioned high-side on the quiet street and north facing
- Bright interiors, spacious formal lounge and dining rooms
- Separate large family room, split system reverse cycle a/c
- Large and modern kitchen, breakfast bench with a view
- European appliances, dishwasher, neat and tidy bathrooms
- Most of the bedrooms with robes, master with ensuite
- Substantial tiered lawns at the side and rear, single garage
- Internal laundry, expansive under house storage areas
- Level ramp access from the street to the front door

Location Benefits

? 450m to the 195, 195/6, 23T1 and 24T1 bus services to St Ives Village, St Ives Chase, Be

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