



## 25 Moorecourt Avenue Springwood NSW

4 2 1

**LOCATION** - Highly sought after Springwood village location, with wonderful proximity to everything the village has to offer, transport, services, day and night time eating and entertainment, bushwalks and a great community.

**STYLE** - Circa 1925 single level weatherboard home of generous proportions, positioned perfectly on a gently sloping block with large flat backyard and separate Ironbark Cabin (self contained studio) leafy and landscaped 1391m<sup>2</sup> block, wide frontage with side access.

**LAYOUT** - 3 separate living spaces, 4 double sized bedrooms, separate home office, 2 bathrooms in total, generous kitchen with breakfast bar flows through to the large open well lit living/ dining area, then onto large covered deck overlooking the grassy yard with large Ironbark Cabin (studio) at rear.

**FEATURES** - Cabin features open plan area currently set up with bedroom, dining, living and bathroom with a

**Price** : \$1,490,000 - \$1,560,000

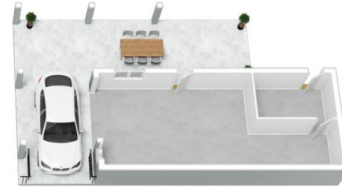
**Land Size** : 1391 sqm

**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/springwood/residential/ho use/8003072>

25 MOORECOURT AVENUE, SPRINGWOOD



Upper Level



Lower Level



Studio

**INTERNAL**  
300 m<sup>2</sup>

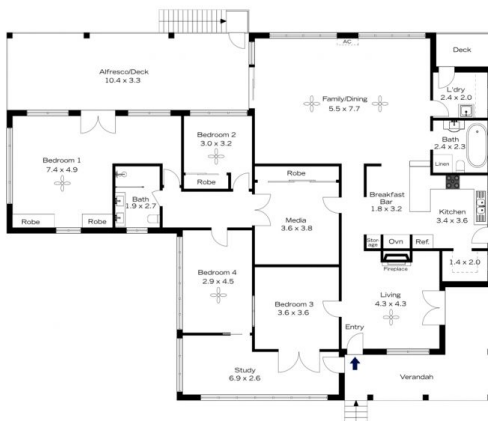
**EXTERNAL**  
114 m<sup>2</sup>

**TOTAL**  
414 m<sup>2</sup>

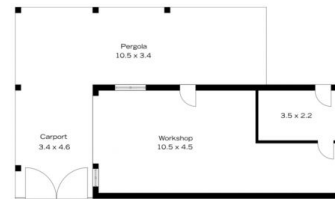


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

25 MOORECOURT AVENUE, SPRINGWOOD



Upper Level



Lower Level



Studio

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300 m<sup>2</sup>

**EXTERNAL**  
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**TOTAL**  
414 m<sup>2</sup>



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