



139 Vulcan St, Moruya

clearwater
REAL ESTATE



Renovators or Investors - 2 Houses - Double the Potential!

Options galore with this extensive property with potential for dual occupancy, subdivision or space for the whole family all within walking distance to Moruya CBD.

Two separate houses plus at the rear you'll find a separate studio space/workshop/store room/garden shed. These solid brick and tile homes were built in the 1980's and are located towards the back of the property giving you privacy from the street. They are on two lots (27 & 28) with a total of 2024m² that could be subdivided with a slight boundary adjustment and subjected to council approval. Sell one, keep the other or reap the benefits of rental income potential on both houses.

Main House:

Has four bedrooms, two with built-in-robres, the master also has an en suite. Large open plan dining and kitchen. Spacious plan lounge room with an open fire to snuggle up in front of on the cooler days. Double garage with internal access through the laundry. The built in BBQ and flat and grassy fully fenced back yard make it the perfect spot for entertaining or utilise the lovely fenced front courtyard as a spot for the kids to play.

Second House and other buildings:

The smaller house is also brick and tile and blends in well with the main house with a huge 6 by 7-meter carport joining them. There are two bedrooms both with built-in-robres, open plan kitchen and living area, separate bathroom and laundry complete this home. In the back yard, there is a detached workshop space/garden shed, perfect for your hobbies or extra room for storage.

6 3 6 2,024 m²

Price \$1,250,000
Property Type Residential
Property ID 588
Land Area 2,024 m²

Agent Details

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Office Details

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These blocks are fully fenced and there is plenty of off-street parking for your boat or caravan. Easy walk to schools, Moruya showground, restaurants, pubs and all that the main shopping centre has to offer. Moruya is a lovely country town only minutes from the pristine beaches of the south coast and has its own airport. Phone Sam Sheather to book your private inspection so you don't miss out of this rare opportunity with so many options.

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