



**91 Hawdon St, Moruya**



## Solid Brick Family Home - Rural Views

"Aster" – Conveniently located approximately 1km to the Golf Club, Primary School and Moruya Hospital is this well maintained double brick home on 1082m<sup>2</sup> block of land.

**Main Level:** Large lounge with slow combustion wood heater, formal dining area, kitchen with new oven & cooktop and plenty of storage. Three good sized bedrooms, master with ensuite & floor to ceiling walk in robe, family bathroom, spa room with a glass ceiling and a good sized laundry. A sunny verandah to the north and east to enjoy your morning cuppa plus a very large covered patio at the rear of the house for your family gatherings.

**Lower Level:** Main entryway and staircase to upper level, plus internal access from garage. A large open room which could be an office, craft room or teenage retreat. Potential for conversion to fourth bedroom with the addition of an ensuite.

**Outside:** A concrete driveway from the roadway to the single lock-up garage, plus extra parking. Easy care gardens to the front and double gates at the side give access to the rear yard for parking a boat, caravan or trailer. The large backyard is fully fenced for pets and children, with plenty of space to grow your vegetables.

**Location:** Approximately 1km to the Hospital, primary school and golf club and only a short drive to the shopping centre. A 10 minute drive will take you along the south river to Moruya Heads, Toragy Point and Sandy Beach, or past Garland Town historic to the airport on North Head Drive.

**Rental Potential:** This home could also be an ideal investment with a suggested rental of \$350 - \$380 per week. (shortage of good rentals at present).

3 bedrooms, 2 bathrooms, 1 spa, 1,082 m<sup>2</sup>

<b>Price</b>	SOLD for \$470,000
<b>Property Type</b>	Residential
<b>Property ID</b>	165
<b>Land Area</b>	1,082 m <sup>2</sup>

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

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