



6 Hawdon St, Moruya



## Simple & Quaint - Ideal Investment

"Valerie" - If you are looking for the perfect first home or an investment, this one ticks all the boxes!

Set on 1265m<sup>2</sup>, this three bedroom, one bathroom home has been partially renovated and provides plenty of space for the boat, caravan AND a new shed! The bathroom has been modernised, as has the kitchen with new cupboards, bench tops, oven and gas cook top. The open plan living area with polished timber flooring overlooks the front veranda, with views of the river-flat farmland and the Moruya River.

Enjoy your own fresh produce from the established herb and vegetable gardens in the fully fenced backyard. Entertain your friends and family in the covered BBQ area. A single lock-up garage, single carport and gated access to the backyard complete the property.

Just around the corner from the hospital, only a 3-minute walk to the riverbank, a stroll into town, and an estimated weekly rent of \$310-340 per week... this property is a must-see!

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3 bedrooms 1 bathroom 2 carports 1,265 m<sup>2</sup>

<b>Price</b>	SOLD for \$338,000
<b>Property Type</b>	Residential
<b>Property ID</b>	178
<b>Land Area</b>	1,265 m <sup>2</sup>

### Agent Details

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