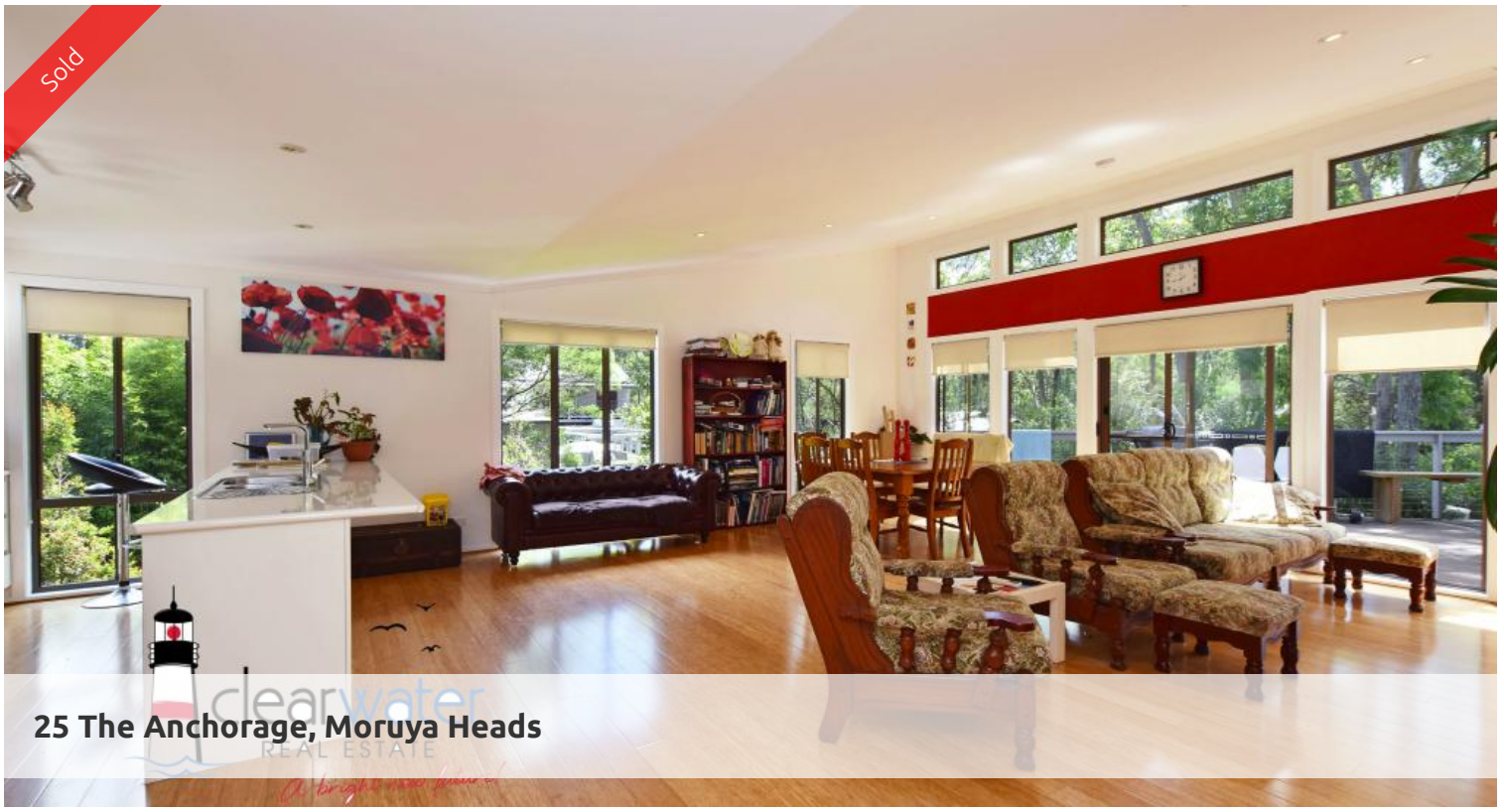








MUST BE SOLD IN 30 DAYS

NEW LOW PRICE - MUST BE SOLD IN 30 DAYS.

"Mallaroy" - A modern home set on a generous 2039m2 block of land in a quiet area of Moruya Heads. The home is just over ten years old, elevated and has quality modern fixtures and fittings. Town water is connected and there is the additional bonus of rainwater tanks.

Main Home: Step into the wide entrance area and to your left is the open plan Kitchen, Lounge and Dining area. The natural light streams into the home making it feel very welcoming. The galley style kitchen has a 900mm Ariston induction cook top, Smeg Pyroclean oven, Fisher & Paykel 2 drawer dishwasher and the added bonus of a Zip Hyrdro tap for instant filtered boiling water or cold water. Down the hall are two good sized bedrooms, both with built in robes and a central bathroom. The master bedroom is also large bright and airy with a spa like bathroom and walk in robe. The laundry is conveniently located just near the side entrance.

Fourth Bedroom/Office: Accessible from its own external entrance, this private fourth bedroom or dedicated office space has an amazing amount of windows and louvers which cools the room naturally through the hot summer months.

Double Garage: The spacious double garage has some workshop space and the concreted driveway allows for your car to turn around and drive out. There is also a Lean To for extra storage of your garden tools.

Gardens & Yard: Designed to be colourful and easy maintenance. Several raised vegetable gardens allows you to grow produce all year round. Another added bonus is the chicken pen close to the vegetable garden for easy disposal of your garden waste.

Other Features: Roller blinds on most windows with quality curtains to the master bedroom. Bamboo flooring throughout the home with wool carpet in the master bedroom and walk in robe. Mitsubishi inverter reverse cycle air conditioner. 50,000

4 2 2 2,039m2

Price	SOLD for $550,000
Property Type	Residential
Property ID	195
Land Area	2,039 m2

Agent Details

Sam Sheather - 0478 004 088

Office Details

Clearwater Real Estate - Narooma
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rainwater storage tanks with an extra 12,000 litres for Rural Fire Service use if necessary. The house is supplied from the water tanks and automatically switches over to town water once the tanks are low which is a huge saving on your water bills. There is also a back to grid solar system which lowers your household electricity bills.

Location: Close to beaches, shops, river and the Moruya Airport.

Genuine Reason For Sale: Due to family illness, this property must be sold.

NOTE: Agent declares interest in this property.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.