



6 Ascot St, Moruya

clearwater  
REAL ESTATE



## Home - Studio - Rural Views - Acreage @ Moruya

"Calisto" - This fantastic family home is set on 1.66 hectares of rural land and is within a few minutes drive to Moruya Town Centre.

Home: Renovated kitchen, separate living areas, dining, lounge, three good sized bedrooms plus study which could be converted into a fourth bedroom inside the home. Lots of storage space and plenty of rooms to look out over the mountains. Central bathroom, separate toilet, laundry also has it's own toilet and there's a large solar system to reduce your electricity bills. Alfresco entertaining on the covered front deck or the spacious rear area in the fully fenced back yard.

Studio: Ideal for extra guests or a teenage/parents retreat. Level access from outside and single level living with two separate rooms with kitchenette and bathroom with easy access shower and toilet.

Garages: The triple garage has plenty of room for your cars, bikes and/or workshop for those handy people.

Parking: Plenty of parking room onsite in the sealed car park which holds three to four cars, or a caravan, boat plus cars not to mention the 3 car garage.

Yard and Gardens: The block is fully fenced with easy care gardens and shrubs. The property has separate paddocks which can be opened up, currently sheep are grazing the property but it would also be suitable for horses.

Water: Three water tanks with a combined holding capacity of 55,000 litres.

Above Ground Pool: A great way to cool down in those hot summer days. If you are not keen on the pool, the vendors will remove this prior to settlement.

Locations: Only a few minutes drive to the main shopping area of Moruya and ten minutes to the boat ramp, beaches and some awesome fishing spots. This is an immaculately maintained property set amongst rural properties while still offering all

4 bedrooms 3 bathrooms 3 car garages 1.66ha

**Price** SOLD for \$780,000  
**Property Type** Residential  
**Property ID** 287  
**Land Area** 1.66 ha

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Moruya  
 Unit 1 60-62 Queen St Moruya, NSW,  
 2537 Australia  
 02 4474 3290



amenities apart from postal service.

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.