

Sold



53 Bergalia St, Moruya

REAL ESTATE



### Comfortable Country Cottage @ Moruya

"Lilliebelles" - In a sought after area on the edge of Moruya is this comfortable north facing single level family home sitting on a large 1214 m2 block of land.

The home features: Open plan living area, kitchen with gas stove, laundry, three bedrooms, bathroom and separate toilet. The ramp to the gated front veranda is ideal for those who are not keen on steps.

Level walk to the Moruya CBD, across the road from the school, walking distance to shops, club, sporting fields and just a few streets away from new Moruya hospital site. A two minute drive to the boat ramp and 10 minutes to beaches and airport.

This home may suit a developer due to the land size of 1214 m2 with potential for dual occupancy, multi dwelling and secondary dwelling housing STCA. Zoned R2 Low Density Residential.

Phone Sam Sheather on 0478 004 088 for an appointment to view this property.

3 bedrooms, 1 bathroom, 1 car space, 1,214m<sup>2</sup>

<b>Price</b>	SOLD for \$665,000
<b>Property Type</b>	Residential
<b>Property ID</b>	446
<b>Land Area</b>	1,214 m <sup>2</sup>

#### 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

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.

