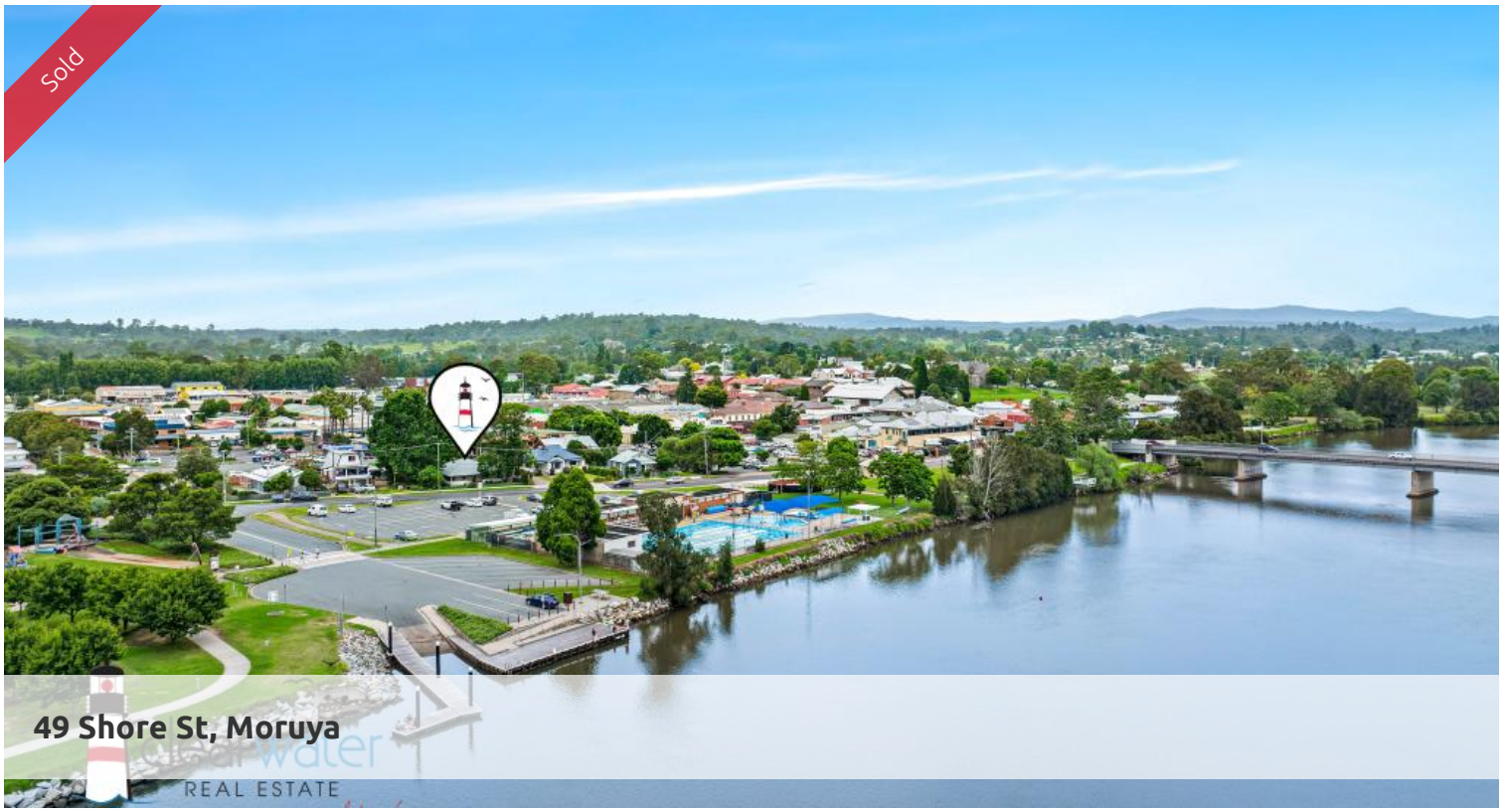









## Centrally Located In The Heart Of Moruya - River Views

"Mohani" - Situated opposite the Moruya river and swimming pool is this amazing yet versatile property with entrances from Shore & Church Streets. Zoned B2, Local Centre, this property could be used for a range of retail, business, entertainment and community use, (subject to council approval), as well as home occupation. It is all about position, position, position.

Features: A single level brick clad home, three good sized bedrooms, kitchen, spacious lounge/dining area, central bathroom, front and back verandas. Off the lounge room is a bedsit with its own access to the rear deck, ideal as an office or extra visitor accommodation. There is a lock up garage with power.

The land (860 m2) is level with enough space to park a caravan, boat and/or a trailer. If fishing is your pastime, the boat ramp is just down the road. There is a large avocado tree in the back yard that produces a large quantity of quality fruit in season.

Centrally located close to all the shops at Moruya. Leave the car at home and walk to all the Moruya markets, SAGE Farmers market, shops, cafe's, hotels and restaurants. Located two minutes from Moruya Hospital, golf course and just 10 minutes drive to Moruya Airport, and the pristine beaches at Moruya Head.

For more information or to line up a private inspection, phone Sam Sheather on 0478 004 088.

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.

3 1 1 860m2

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|---|---|
| **Price** | SOLD for $750,000 |
| **Property Type** | Residential |
| **Property ID** | 479 |
| **Land Area** | 860 m2 |

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

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