



## 9 Glenduart Gr, Moruya



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REAL ESTATE



### Glenduart Grove - A Rural Lifestyle Destination @ Moruya

'Nerida' - This property is situated in the sought after area of Glenduart. A relaxed rural lifestyle awaits you, with panoramic mountain views close to Moruya CBD, river and just a short drive to Moruya airport. This family home sits on a near level 1.01 HA (aprox 2.5 acre) block and comfort is the key. Featuring 3 good sized bedrooms (2 with BIR) and bathroom with separate toilet. An open plan living area features a galley style kitchen blending into a central family room with large dining/lounge area adjacent.

A rear spacious covered verandah faces north is the ideal outdoor entertaining area, connected by ramp to large carport at rear side of house. The home is equipped with ceiling fans, fireplace, reverse cycle air conditioner, solar and NBN wireless service.

A large 12m x 6.5m powered shed and workshop with additional rear storage area provides ample accommodation for cars, boat and/or caravan. To find yourself living in a rural setting amongst farming communities, yet close to all amenities, phone Sam Sheather to arrange your private inspection on 0478 004 088.

3 1 4 2.47 ac

<b>Price</b>	\$1,190,000
<b>Property Type</b>	Residential
<b>Property ID</b>	572
<b>Land Area</b>	2.47 ac

#### Agent Details

Sam Sheather - 0478 004 088

#### Office Details

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