



## 86 Spencer St, Moruya



### Peace & Quiet @ Moruya

Situated amongst a small cluster of properties away from the hustle and bustle of Moruya township is this 3-bedroom home which offers versatility for the owner occupier. Adjoining farmland gives the feeling of space and tranquillity and yet you able to take a short walk into Moruya CBD. All this home needs is a bit of TLC.

Bed 1 w/ ceiling fan and BIR with private access to the sunroom. This room could easily be revamped and turned into a formal dining area if desired.

Bed 2 w/ BIR

Bed 3 w/ air conditioner and it's own private access from the front of the property. Utilising this room as a home office is definitely on the cards.

The large fully fenced back yard has ramp access up onto the deck.

#### Property Features Include:

- Bp Solar
- Air Conditioning
- Wood Stove
- Electric cook top
- Rear access
- Fully fenced
- Single level
- Garage with internal access

 3  1  1  782.50 m2

**Price** REDUCED TO \$660,000!

**Property Type** Residential

**Property ID** 704

**Land Area** 782.50 m2

#### Agent Details

Sam Sheather - 0478 004 088

#### Office Details

Clearwater Real Estate - Moruya  
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To arrange your private inspection contact Sam Sheather from Clearwater Real Estate on 0478 004 088.

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