



**91 Hawdon St, Moruya**



**Solid Brick Family Home - Rural Views**

"Aster" – Conveniently located approximately 1km to the Golf Club, Primary School and Moruya Hospital is this well maintained double brick home on 1082m2 block of land.

Main Level: Large lounge with slow combustion wood heater, formal dining area, kitchen with new oven & cooktop and plenty of storage. Three good sized bedrooms, master with ensuite & floor to ceiling walk in robe, family bathroom, spa room with a glass ceiling and a good sized laundry. A sunny verandah to the north and east to enjoy your morning cuppa plus a very large covered patio at the rear of the house for your family gatherings.

Lower Level: Main entryway and staircase to upper level, plus internal access from garage. A large open room which could be an office, craft room or teenage retreat. Potential for conversion to fourth bedroom with the addition of an ensuite.

Outside: A concrete driveway from the roadway to the single lock-up garage, plus extra parking. Easy care gardens to the front and double gates at the side give access to the rear yard for parking a boat, caravan or trailer. The large backyard is fully fenced for pets and children, with plenty of space to grow your vegetables.

Location: Approximately 1km to the Hospital, primary school and golf club and only a short drive to the shopping centre. A 10 minute drive will take you along the south river to Moruya Heads, Toragy Point and Sandy Beach, or past Garland Town historic to the airport on North Head Drive.

Rental Potential: This home could also be an ideal investment with a suggested rental of \$350 - \$380 per week. (shortage of good rentals at present).

3 bedrooms, 2 bathrooms, 1 lock-up garage, 1,082 m<sup>2</sup>

**Price** SOLD for \$470,000  
**Property Type** Residential  
**Property ID** 165  
**Land Area** 1,082 m<sup>2</sup>

**Agent Details**  
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