

Sold



## 25 The Anchorage, Moruya Heads



**MUST BE SOLD IN 30 DAYS**

**NEW LOW PRICE - MUST BE SOLD IN 30 DAYS.**

"Mallaroy" - A modern home set on a generous 2039m2 block of land in a quiet area of Moruya Heads. The home is just over ten years old, elevated and has quality modern fixtures and fittings. Town water is connected and there is the additional bonus of rainwater tanks.

**Main Home:** Step into the wide entrance area and to your left is the open plan Kitchen, Lounge and Dining area. The natural light streams into the home making it feel very welcoming. The galley style kitchen has a 900mm Ariston induction cook top, Smeg Pyroclean oven, Fisher & Paykel 2 drawer dishwasher and the added bonus of a Zip Hyrdro tap for instant filtered boiling water or cold water. Down the hall are two good sized bedrooms, both with built in robes and a central bathroom. The master bedroom is also large bright and airy with a spa like bathroom and walk in robe. The laundry is conveniently located just near the side entrance.

**Fourth Bedroom/Office:** Accessible from its own external entrance, this private fourth bedroom or dedicated office space has an amazing amount of windows and louvers which cools the room naturally through the hot summer months.

**Double Garage:** The spacious double garage has some workshop space and the concreted driveway allows for your car to turn around and drive out. There is also a Lean To for extra storage of your garden tools.

**Gardens & Yard:** Designed to be colourful and easy maintenance. Several raised vegetable gardens allows you to grow produce all year round. Another added bonus is the chicken pen close to the vegetable garden for easy disposal of your garden waste.

**Other Features:** Roller blinds on most windows with quality curtains to the master bedroom. Bamboo flooring throughout the home with wool carpet in the master bedroom and walk in robe. Mitsubishi inverter reverse cycle air conditioner. 50,000

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<b>Price</b>	SOLD for \$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	195
<b>Land Area</b>	2,039 m2

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

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rainwater storage tanks with an extra 12,000 litres for Rural Fire Service use if necessary. The house is supplied from the water tanks and automatically switches over to town water once the tanks are low which is a huge saving on your water bills. There is also a back to grid solar system which lowers your household electricity bills.

Location: Close to beaches, shops, river and the Moruya Airport.

Genuine Reason For Sale: Due to family illness, this property must be sold.

NOTE: Agent declares interest in this property.

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