



**32 Evans St, Moruya**



### Classic Renovated Cottage @ Moruya

"Rosalinde" - Situated in a great position close to golf course, shops, parks and schools and just down the road from farmland in Moruya. This Classical Cottage (previously farmhouse) sits on a generous sized flat block of land and this immaculately renovated home will appeal to a wide variety of buyers. This single level home has a lovely feeling of space and light and is very inviting.

This newly renovated cottage will be loved by first home buyers, young families and the astute investor who is looking for a no fuss easy care rental.

Spend your time on the beautiful private front veranda showcasing the beautiful gardens.

Featuring an enclosed sitting room that faces east to catch the morning sun, spacious living room, air-conditioning, large dining space, a well set out kitchen with wood stove, pantry and good appliances, the bedrooms are of all generous proportions with the main bedroom enjoying a generous sized walk through robe and its own ensuite. Internal fixtures and fittings are all brand new

A fourth bedroom at the rear could double for a second living or rumpus room. Across the rear is a fabulous entertainment deck, plenty of space to entertain friends and family and enjoy the cool breezes.

Families will love the large fully flat fenced rear yard, a safe place for the kids and family pets to play, there is even a large double garage/shed with workshop. The gardens are well manicured and designed with easy care shrubs, natives, assorted fruit trees and veggie garden, there is room to extend on this if you wish and bring your own touches.

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.

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<b>Price</b>	SOLD for \$518,000
<b>Property Type</b>	Residential
<b>Property ID</b>	275
<b>Land Area</b>	1,132 m <sup>2</sup>

#### Agent Details

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#### Office Details

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