



**13 Bergalia St, Moruya**



### Family Home Close To Schools & Golf Course @ Moruya

"Bellissa" - This north facing home is situated close to schools and the Moruya Golf Course. This solid home has many features that would suit a family or those wanting to downsize to a near level residence with minimal steps and plenty of off street parking.

The home: Spacious light and airy open plan living with a fireplace, dining and kitchen area. A power saving slow combustion stove sits proudly in the kitchen and heats the hot water (plus off peak) and warms the house through those cooler winter months. There are three bedrooms, two bathrooms and a sewing room which could be a good home office/study. Sit back and relax on the spacious wrap around veranda and enjoy the sunsets and sunrises while enjoying your favourite beverage.

Garaging: The double carport is located part way up the block and the two car garage is off the carport with a workshop. The long concreted driveway has enough space for several other cars to park off the street. There is access from the rear of the property as well.

Lawns & Garden: Some fruit trees are located at the rear of the block, hothouse and there is a good sized vegetable garden. The rest of the gardens are easy care and the block is near level for easy mowing.

Location: Close to the schools, golf course and less than five minutes drive to Moruya boat ramp and the very popular weekend markets.

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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**Price** SOLD for \$492,500  
**Property Type** Residential  
**Property ID** 335  
**Land Area** 1,019 m<sup>2</sup>

**Agent Details**  
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