



**29-35 Caswell Street, Moruya**

REAL ESTATE



### Caswell Cottage @ Moruya

Now for sale in the new 'MYNORA' estate is 'Caswell Cottage' a beautiful 16 square, 3 bed, 2 bathroom Australian Colonial home on half an acre of land. Prepare to be impressed from the moment you drive up to this nicely proportioned home featuring a quality built and maintained residence. Positioned on a beautiful parcel of land approx ½ acre with commanding views to the distant mountain ranges. Convenience, location, space and views - they're all waiting for your family here. Designed for relaxed yet elegant family living, this is also an entertainer's home, whether relaxing with friends or hosting a function, you'll do it with ease and in style. A modern spacious kitchen adjoins the main dining/family area with lovely big windows and French doors. The very best of a functional family lifestyle living is at your fingertips. The home features everything you would expect from a family home including three spacious bedrooms, two bathrooms, formal and informal living and family room options, office/study, alfresco entertaining area plus much more. Other features include a slow combustion heating, reverse cycle air con, NBN connected, water tanks, town water and sewerage. For the garden lovers - thoughtfully designed easy-care gardens, established trees and grassy areas for the children to play. Vehicles are easily accommodated with a Double garage, 2 carports, 2 garage sized storage sheds and ample room to store the van, boat and over-sized toys. The real clincher on this property is the proximity to everything. Within a 4klm radius you will be delighted to discover schools, major shopping centres, sports fields, restaurants, cafes, and boat ramp at Moruya Heads. This is a rare opportunity to obtain a quality family home on a large block in Moruya. Inspections will not leave you disappointed. Call exclusive agent, Sam Sheather on 0478 004 088 to arrange your viewing.

The real clincher of this property is the close proximity to everything Moruya has to offer and its just a short flat walk to town, via newly built footpaths. There is real opportunity here for the savvy buyer or those wanting to "have it all". To discuss all the options and to arrange an inspection contact Sam Sheather on 0478 004 088.

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<b>Price</b>	SOLD for \$740,000
<b>Property Type</b>	Residential
<b>Property ID</b>	340
<b>Land Area</b>	2,200 m <sup>2</sup>

#### Agent Details

Sam Sheather - 0478 004 088

#### Office Details

Clearwater Real Estate - Moruya  
Unit 1 60-62 Queen St Moruya, NSW,  
2537 Australia  
02 4474 3290



Features are:

- 9 foot ceilings
- Large beautiful windows
- NBN connected
- Slow combustion fire
- Reverse Cycle air conditioner
- 4750 LT water tanks/ plus town water
- External office/ room
- Wrap around verandas
- Electric gate opener
- Huge fully enclosed gazebo with power
- Large fully covered vegetable garden
- Chook house/yard
- Lined Roof storage space
- Insulation
- Double garage
- 2 carports
- 2 garage size sheds

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.