

Sold



18 Emmott St, Moruya



## On The Edge Of Moruya - Ocean & Rural Views

"Ammara" - Situated on 2.64 acres is this four bedroom, two bath home in a private location and only a 20 minutes walk to Moruya Main Street.

Downstairs: Double brick outer walls, single brick on the inner walls. Fourth bedroom, laundry, shower, separate toilet and for convenience, the lower level has tiled floors.

Upstairs: Combined lounge/dining, fireplace and kitchen with views to the dam. Three bedrooms are on this floor, the master enjoys sunrises over the ocean. There is a bath, easy access shower and separate toilet. All the floors are hardwood, and all the walls have been insulated.

Acreage: 2.64 acres, large spring fed dam (approx 5 metres deep).

Location: On the edge of Moruya and only a short walk to the shopping centre or country markets.

Other Special Features: All Steel Frame, upper deck is Jarrah and the angle of the house is deliberate to take advantage of the sun and the views.

🛏 4 🚿 2 📏 2.64 ac

<b>Price</b>	SOLD for \$620,000
<b>Property Type</b>	Residential
<b>Property ID</b>	344
<b>Land Area</b>	2.64 ac

### 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



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