



**2 Guthrie St, Moruya**  
 clearwater REAL ESTATE  
*A bright new future!*



## Farmhouse With Potential @ Moruya

"Gutherie" - Old style country farmhouse, near level block of land, huge shed and within walking distance to Moruya CBD.

Farmhouse: Front and back veranda, combined kitchen/lounge, fireplace, instantaneous gas hot water, town water, one bedroom, bathroom/toilet and storage area.

Shed: Shower and toilet with electric HWS, loft above, laundry and plenty of workshop space or an entertainment area.

Stables: two near new stables, wash bay which is connected to the hot water system.

Land: near level 4047m2 block with established gardens. Plenty of room for chickens, orchard or large vegetable garden. Land is on two titles, Lot 8 Section 6 & Lot 9 Section 6.

Location: Short drive to Moruya Airport, 2 minutes to Boat Ramp, and 20 minutes to Batemans Bay.

🛏 1 🏠 2 🚗 7 📏 4,047 m<sup>2</sup>

<b>Price</b>	SOLD for \$450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	419
<b>Land Area</b>	4,047 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



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.