

Sold



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



## Renovated Family Home - Close To All Amenities @ Moruya

"Rose Maree" - Situated in a quiet area of Moruya is this fully fenced renovated home on a convenient 957m<sup>2</sup> corner block, allowing for easy off street parking to accompany the dual access along with garage space for two cars.

Downstairs: New kitchen and dining area, bedroom with BIR, combined modern laundry & bathroom and large lounge area/ entertainment room with fireplace. Tiled throughout the lower level, there is a fireplace for those cooler nights, air conditioned and easy access to paved patio area with good sized back yard. Enjoy the beautiful gardens sprouting lemon and orange trees, 3 entertaining areas with fire pit for those winter nights, new guttering, security cameras and enough space for a game of cricket/footy with the kids.

Upstairs: 3 bedrooms all with new carpeting and BIR. The master bedroom has a built in robe, ceiling fans, air conditioning and access to the back metal deck taking in views over bush and mountains. The large bathroom has just been renovated and has a double shower and bath. There is a second lounge/living space

Location: A level walk to Moruya CBD and two minutes drive to the main boat ramp, shopping centre and Moruya River. Less than ten minutes drive to Moruya Airport.

This newly renovated home throughout is ideal for those who want the option of single level living with extra upstairs accommodation. A must to inspect just move in and enjoy what the south coast lifestyle has to offer.

Covid Restrictions do apply. Phone Sam Sheather on 0478 044 088 for private inspections.

4 Beds 2 Bathrooms 2 Car Spaces 957 m<sup>2</sup>

**Price** SOLD for \$760,000  
**Property Type** Residential  
**Property ID** 453  
**Land Area** 957 m<sup>2</sup>

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

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