

Sold



## Unit 3, 24 Charles Moffitt Dr, Moruya Heads



### Spacious Townhouse Close To Beach @ Moruya Heads

"Shelly" – A few minutes' walk from the pristine beach at Moruya Heads is this well presented three bedroom townhouse.

Entry Level: lounge room with access to the private rear patio, bedroom and laundry. Internal access for the garage and workshop space. There is also space for the home office and storage under the stairs.

Upstairs: Light and airy open plan lounge/dining, good sized kitchen and large balcony with distant water views. Two bedrooms, both with built in robes. Bathroom with shower and bath plus a separate toilet.

Garage: Single garage with workshop space. There is also one allocated parking space, plus the visitor parking is close to the townhouse as well.

Location: Access from the rear of the property to the beach and surf club. Within a minutes' drive to the boat ramp, less than 10 Minutes to Moruya shopping centre and 15 minutes to the airport.

Currently tenanted but will be sold as Vacant Possession. If the new purchaser would like to keep the tenant in place, they are willing to stay. The tenant has been excellent and is highly recommended.

Council Rates this year: \$2440.01

Phone Sam Sheather on 0478 004 088 to organise a private inspection.

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.

3 Beds, 2 Bathrooms, 1 Car Space

**Price** SOLD for \$575,000  
**Property Type** Residential  
**Property ID** 460

**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

