



20 Shore St, Moruya



## Low Maintenance - Fenced Backyard - Walking Distance to Moruya CBD

This solid brick home is located within walking distance to Moruya's main street and offers a comfortable living space for an older couple, young family or those looking for a savvy investment opportunity. Three bedrooms, all with BIR with the added bonus of a rumpus room at the rear of the property which could be a perfect 4th bedroom.

Built in approx 1980, the property has had a recent freshen up with new timber facing, fresh paint inside and out and some other work throughout. With a large carport at the side of the property and a fully fenced grassed backyard, there is room for an entertaining area or you could take advantage of the oval just down the street.

Comfortable living awaits you with wood stove, ceiling fans, air conditioning (approx 3 yrs old), dishwasher and two separate lounge areas. Zoned low density residential and located within walking distance to Moruya Bowling Club, oval, schools, hospital, Moruya River and Moruya's main shopping district.

Previously tenanted for \$535.00 per week this property could be the perfect fit for either an investor or owner occupier looking for single level living.

To discuss further and book your inspection phone Sam Sheather on 0478 004 088.

3 bedrooms, 1 bathroom, 2 car spaces, 634 m<sup>2</sup>

<b>Price</b>	\$770,000
<b>Property Type</b>	Residential
<b>Property ID</b>	680
<b>Land Area</b>	634 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



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.