



## Moruya Heads, 26 Dell Parade

### Coastal Charm with Water Views

This character filled home delivers charm, comfort and views over the lagoon and Moruya River. Whether you're after a permanent residence or a holiday escape, this property is ready to offer a relaxed coastal lifestyle.

Upstairs, the home features three spacious bedrooms, a central bathroom with a separate laundry, and a generous open-plan lounge and kitchen area. Large windows capture natural light and frame the tranquil water views. Timber floors and high ceilings add warmth and personality throughout.

Downstairs includes a single garage, a versatile studio space and a second bathroom/laundry combo ideal for guests, hobby use or extra storage. The under-house storage room also adds practicality to the layout.

Sitting on a 1124 sqm generous block, the home has plenty of outdoor space to enjoy,



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$895,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Moruya**  
**(02) 4474 4433**

including front and rear verandahs, a private patio, and a deck off the lounge for soaking up the sun or watching the evening skies reflect off the lagoon.

This is a rare opportunity to secure a coastal home in a tightly held area, just moments to the beach, river, and only a short drive into Moruya township.

- \* Land size: 1,124sqm
- \* Zoning: R2 Low Density Residential
- \* Rates: \$3,106.25pa

## More About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | EJZGT2  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 1124 m2 |

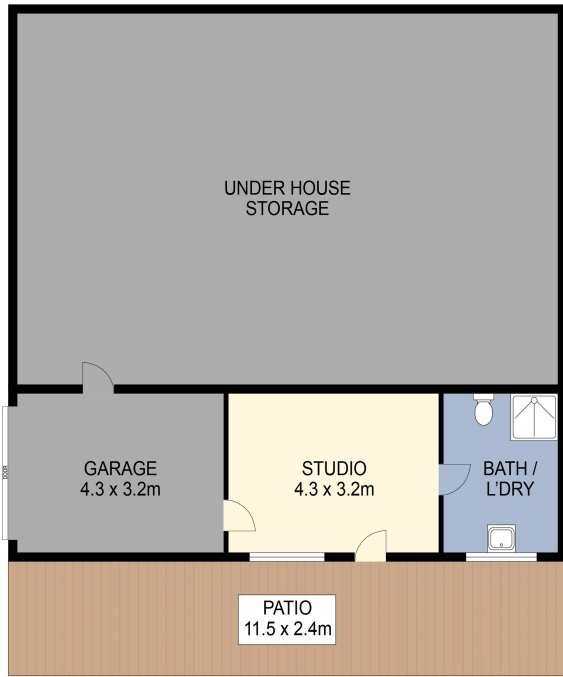
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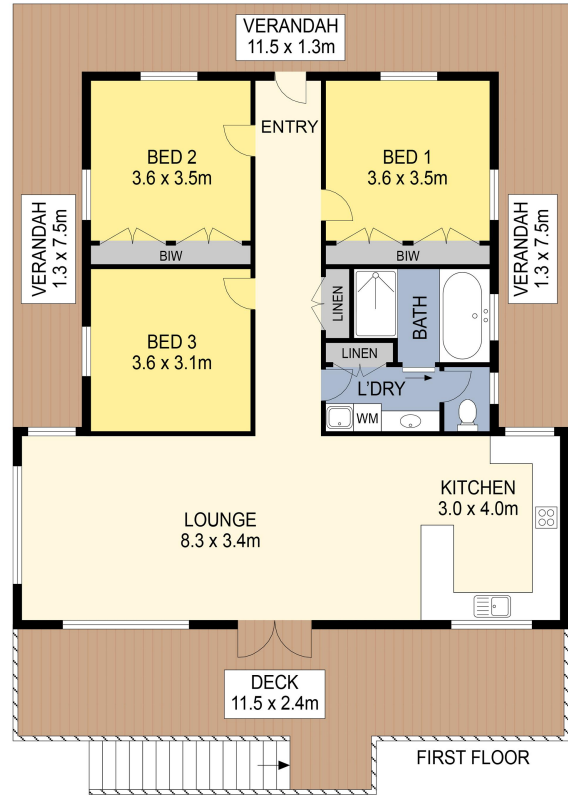


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GROUND FLOOR



FIRST FLOOR

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 222m<sup>2</sup> 

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