



90 The Anchorage, Moruya Heads

Riverside Living

Positioned in a quiet cul-de-sac and backing onto a riverfront reserve, this architecturally designed cedar home offers a unique layout with a strong connection to its natural surroundings.

Filled with natural light, the home features a split-level design with three bedrooms and multiple living zones. Upstairs, the mezzanine level includes two spacious bedrooms, a family room and a well-appointed two-way bathroom with spa bath. Downstairs offers a third bedroom, second bathroom, and a modern, updated kitchen flowing through to the dining area and sunken living space.

The layout provides good separation and flexibility, ideal for families or those wanting extra space, with plenty of storage throughout. Elevated to capture views of the river and surrounding mountains, the home is complemented by a large entertaining deck, creating a great space to take in the outlook and enjoy the setting.

Preddys Wharf boat ramp is in close proximity, giving easy access to the Moruya River. For boating enthusiasts, there is the option to moor your boat or yacht within view of the property, adding to the lifestyle on offer.

A unique opportunity to secure a well-designed home in a tightly held

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FOR SALE

\$1,150,000

VIEW

Sat 6th Jun @ 11:00AM - 11:30AM

AGENTS

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AGENCY

LJ Hooker Moruya
(02) 4474 4433

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.

 **LJ Hooker**

riverside location, close to beaches, the river and everything Moruya Heads has to offer.

- Land size: 645 sqm
- Rates: \$2,990.29 pa
- Zoning: C4 Environmental Living

MORE DETAILS

| | |
|---------------|--------|
| Property ID | EP8GT2 |
| Property Type | House |
| Land Area | 645 m2 |

James Hamilton 0408 135 553

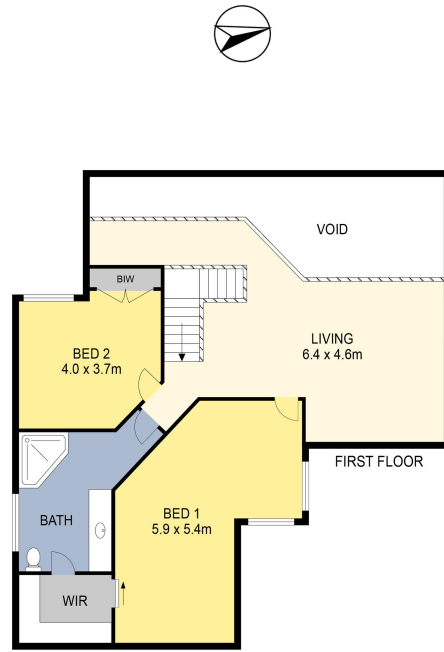
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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