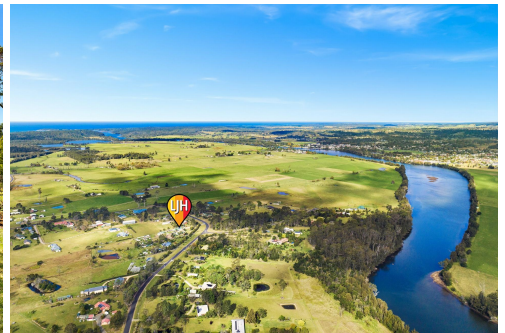




Moruya, 11 Glenduart Grove

Welcome To Your Perfect Family Home!

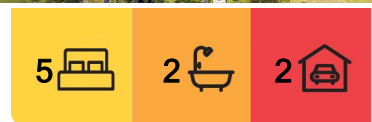
This massive 5 bedroom, 2 bathroom home is located in a highly sought-after and popular location, just a short drive from town and in proximity to the beautiful Moruya River.

Situated on 1.19 Ha (approx. 3 acres), the property offers privacy and space while still being conveniently located near all the amenities you need.

The expansive grounds offer plenty of room for outdoor activities and entertaining, while the in-ground pool provides the perfect oasis to relax and unwind.

The home itself is a spacious and luxurious family home that has been cherished for 20 years. Boasting ample living space and a flowing layout, this home is perfect for entertaining guests or spending quality time with family.

The bedrooms are generously sized, offering plenty of space for rest and relaxation. The two modern bathrooms are equipped with everything you need for comfort and



For Sale

\$1,080,000 - \$1,120,000

View

ljhooker.com.au/E4MGT2

Contact

James Hamilton

0408 135 553

jhamilton.moruya@ljhooker.com.au



LJ Hooker Moruya
(02) 4474 4433

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.

convenience.

In addition to the large home, the property also features 2 external garages, providing ample space for vehicles or extra storage.

You will find a one bedroom studio/granny flat at the rear of the home which is also a great investment or extra space for the extended family.

This property truly has it all - space, privacy, luxury, and a coveted location. Don't miss out on this once-in-a-lifetime opportunity to make this property your own.

Contact us today to arrange a viewing and don't miss out.

Property features:

- Large 3 bedroom home with attached 2 bedroom wing
- Solar power with 24 panels
- Inground pool
- Multiple garage spaces/sheds
- One bedroom studio/granny flat
- Moruya River in close proximity

Rental potential:

- House and wing would achieve \$550 - \$570 per week
- Granny flat/studio \$250 per week

More About this Property

Property ID	E4MGT2
Property Type	House
Land Area	1.19 hectare

James Hamilton 0408 135 553

Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

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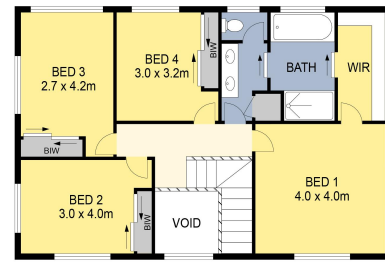
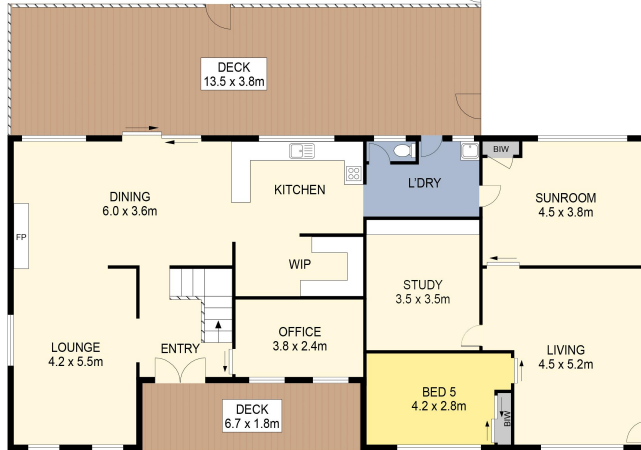
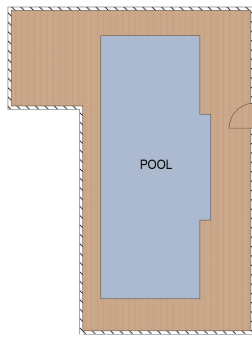
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FIRST FLOOR

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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