



12 Dr King Close, Moruya

## Modern Comfort in Braemar

Set on an elevated 1026sqm block in the desirable Braemar Estate, this solid brick home offers practical living with a peaceful outlook. Enjoy the morning sun and distant mountain views from the north facing living area and enclosed sunroom.

Inside, the home features a well-designed layout with three bedrooms (or two plus study), a spacious open plan living area and functional kitchen which flows onto the enclosed alfresco. The master has an ensuite, while the main bathroom includes a separate toilet. Internal laundry and double garage with remote access complete the package.

The low-maintenance yard is fully fenced, with neat landscaping, a garden shed, and great privacy. Located near the new Eurobodalla Regional Hospital and with town services a short walk away via nearby footpaths, this is a great option for retirees, couples, or investors.

- Rates: \$3,238.65 pa
- Land size: 1,026sqm
- Zoning: R2 Low Density Residential

3  2  2 

**FOR SALE**  
\$1,050,000

### 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.



## MORE DETAILS

Property ID ENBGT2  
Property Type House  
Land Area 1026 m2

**James Hamilton 0408 135 553**

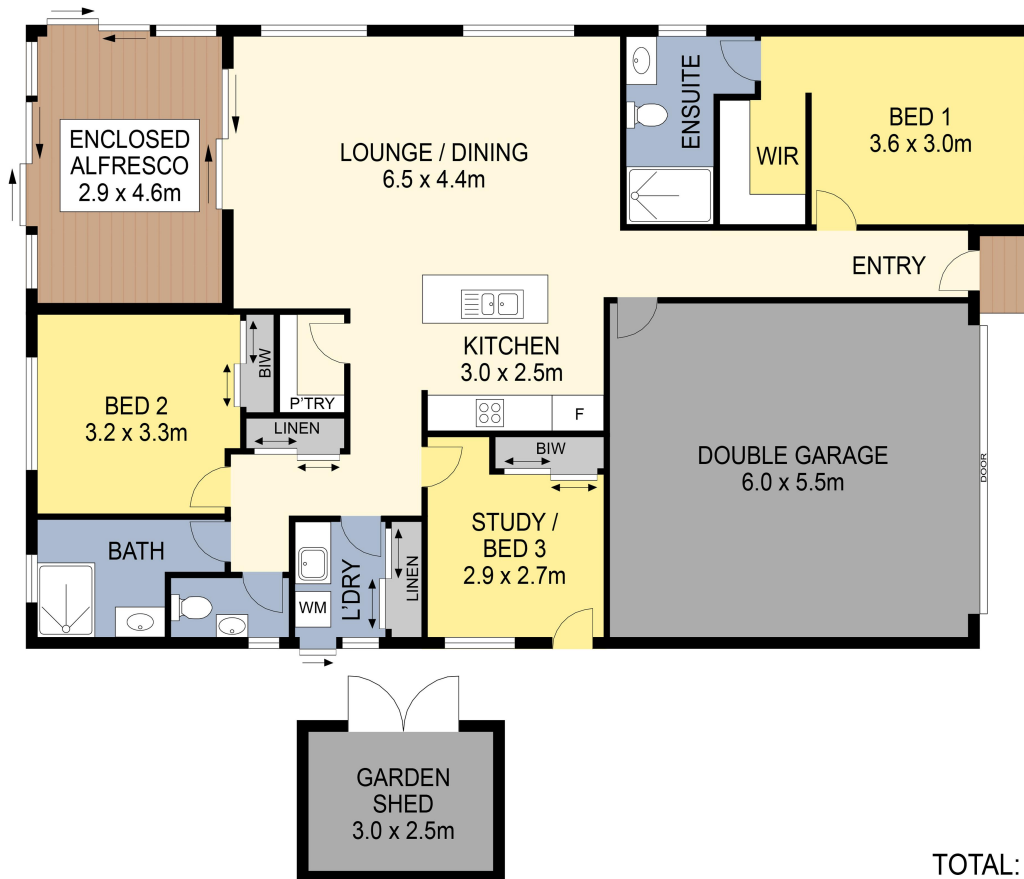
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 161m<sup>2</sup> 

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