



31 Hawdon Street, Moruya

## Solid Home, Great Location

Positioned in one of Moruya's most desirable streets is this well-built brick home offering a solid start for families, retirees, or investors.

Set on a level 804sqm (approx.) block, you're just around the corner from so many attractions, Moruya Hospital, local sport grounds, Moruya river and the Moruya Bowling Club. Schools, shops, and cafés are only minutes away, making this a prime lifestyle location with everything close by.

Inside, you'll find three good sized bedrooms, two bathrooms, a separate lounge, and a light-filled dining area adjoining the tidy kitchen. There's also drive-through garage access to the backyard, a large undercover alfresco area, and a secure yard for kids or pets.

Built to last with quality brick and tile construction, this home has great bones and just requires some updates.

Friendly neighbours and a peaceful street complete the picture.

Add your own style, it's the perfect blank canvas.

- Land size: 804sqm
- Rates: \$3,168.75 pa
- Zoning: R2 Low Density Residential

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.

3 2 1

**FOR SALE**  
\$780,000

### AGENTS

James Hamilton  
0408 135 553  
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### AGENCY

LJ Hooker Moruya  
(02) 4474 4433

LJ Hooker

- Rental appraisal: \$500 - \$530 per week

## MORE DETAILS

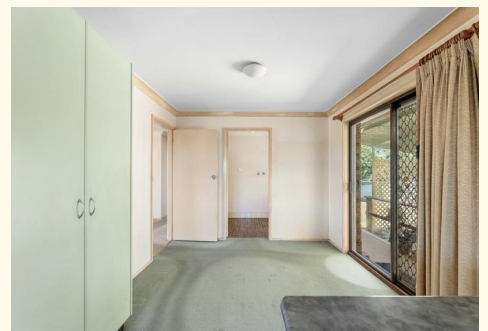
Property ID EN3GT2  
Property Type House  
Land Area 804 m2

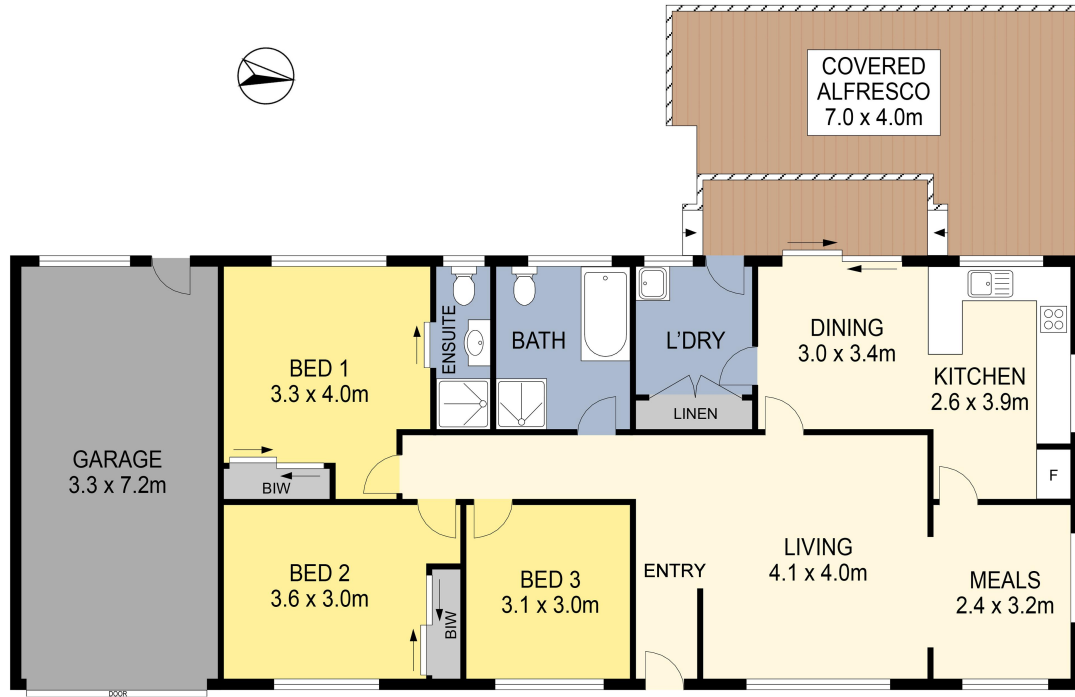
**James Hamilton 0408 135 553**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 162m<sup>2</sup>

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