



38 Evans Street, Moruya

## Family Home

Positioned in the heart of Moruya, this solid brick and tile home offers space, functionality, and convenience, all within close proximity to schools, clubs and town amenities.




The home features four bedrooms, including a master with ensuite and walk-in robe, along with multiple living areas providing flexibility for growing families. The layout includes a central kitchen, open plan living and dining, plus a separate lounge, allowing space for both everyday living and entertaining.

Stepping outside, the home is surrounded by established gardens and offers multiple outdoor areas, including a covered alfresco space ideal for entertaining.

A standout feature is the large shed with mezzanine including toilet and shower, providing excellent storage, workshop space or room for hobbies and equipment. There is also ample parking with a double garage and additional carport suitable for a caravan or boat.

Set on a well-sized 1,012sqm (approx.) block in a convenient location, this is a practical home offering space both inside and out.

A solid opportunity for families looking to secure a well-located

4  2  3 

**FOR SALE**  
\$950,000

**VIEW**  
By Appointment

**AGENTS**  
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 **LJ Hooker**

property with room to grow.

- Land size: 1,012sqm
- Rates: \$3,071.41 pa
- Zoning: R2 Low Density Residential

## MORE DETAILS

Property ID	EP2GT2
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

**James Hamilton 0408 135 553**

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