



6 Wattlebark Close, Moruya

## Spacious Family Living in a Quiet Cul-de-sac




Positioned in one of Moruya's most peaceful cul-de-sacs, this spacious three level brick and tile home offers a flexible layout ideal for growing families or those seeking extra space.

Upstairs features four generously sized bedrooms, including a master with walk-in robe and ensuite. All other bedrooms include built-ins, serviced by a main family bathroom with a separate toilet for convenience.

The mid-level is the heart of the home, featuring multiple living zones including a formal lounge and dining area, meals area off the kitchen and a private study, ideal for working from home. The kitchen is functional and centrally located with easy access to the living spaces.

Downstairs, a large rumpus room adds valuable extra living space with access to the double garage, laundry, and third bathroom, perfect for entertaining or multi-generational living.

Outdoors, the home is set on a generous 887sqm block with beautifully maintained gardens, a spacious backyard, alfresco area, and a netted veggie garden ready for your home grown produce. The

4  3  2 

**FOR SALE**  
\$990,000

### AGENTS

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### AGENCY

LJ Hooker Moruya  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

elevated position offers lovely rural views to the mountains, enhancing the peaceful atmosphere.

Solidly built and well cared for, this home provides space, comfort, and versatility just minutes from Moruya's town centre and in proximity to the Moruya Hospital.

- Land size - 887 sqm
- Zoning - R2 Low Density Residential
- Rates - \$3,058.32 pa

## MORE DETAILS

Property ID	EJTGT2
Property Type	House
Land Area	887 m2

**James Hamilton 0408 135 553**

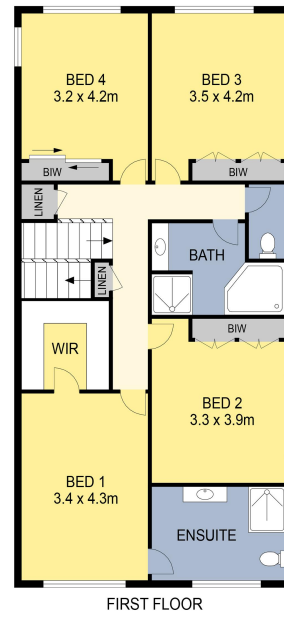
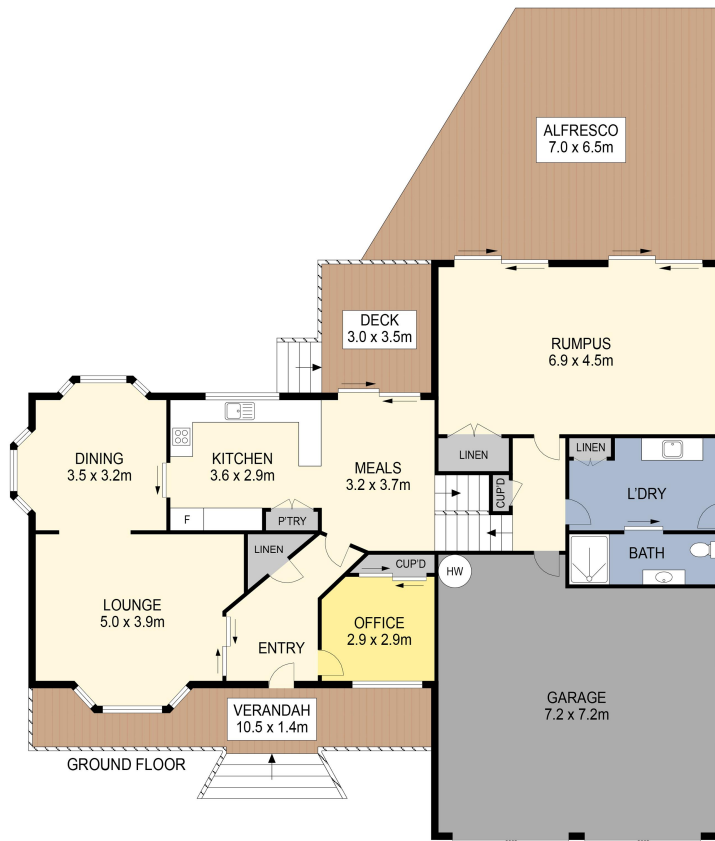
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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