

## Moruya, 7 Braemar Drive

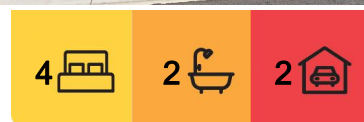
Popular Braemar

Welcome to this modern home in Moruya, designed for both comfort and practicality. Built just 7 years ago, this residence offers a blend of contemporary features and functional living spaces.

Inside, you'll find 4 bedrooms, each equipped with built-in wardrobes and plush carpeting for added comfort. The media room can easily be converted into a study, office, or additional bedroom to suit your needs.

The kitchen and bathrooms feature sleek stone benchtops, combining style with durability. High ceilings and spacious 8ft doors enhance the feeling of openness throughout the home.

Outside, an alfresco area and patio provide ample space for outdoor gatherings and relaxation. Enjoy the convenience of side vehicle access into the fully fenced yard. Parking



**For Sale**  
\$1,150,000

**View**  
[ljhooker.com.au/ECEGT2](http://ljhooker.com.au/ECEGT2)

**Contact**  
**James Hamilton**  
0408 135 553  
[jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)



**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.

**LJ Hooker Moruya**  
**(02) 4474 4433**



is convenient with a 2-car garage offering both internal and external access.

Stay comfortable year-round thanks to the ducted air conditioning system.

Homes of this quality are a rare find, and this one won't be available for long. Don't miss out call me today to make this Moruya residence your practical and comfortable new home.

- New Proposed Hospital in Proximity.
- 775sqm Block.
- Rates \$2,872.53.
- Rental Potential - \$600pw.

If you would like more information please enquire through realestate.com or domain.com and they will be automatically sent for your perusal.

## More About this Property

Property ID	ECEGT2
Property Type	House
Land Area	775 m²
Including	Dishwasher Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

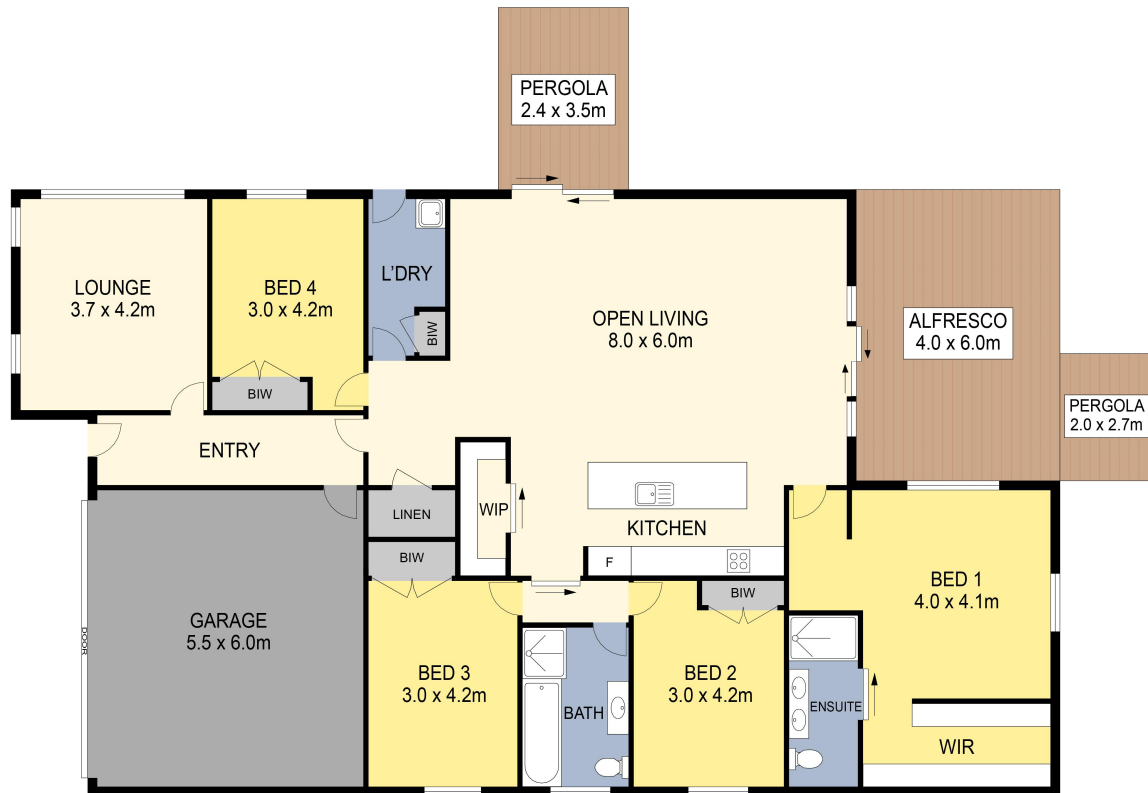
**James Hamilton 0408 135 553**  
Licensed Real Estate Agent | [jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

**LJ Hooker Moruya (02) 4474 4433**  
41 Vulcan Street, MORUYA NSW 2537  
[moruya.ljhooker.com.au](http://moruya.ljhooker.com.au) | [moruya@ljhooker.com.au](mailto:moruya@ljhooker.com.au)



**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.

**LJ Hooker Moruya**  
**(02) 4474 4433**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



7 Braemar Drive, Moruya

 **LJ Hooker**

 **LJ Hooker**

**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.