



9 Fitzroy Street, Moruya

Space, Lifestyle & Future Potential

Set amongst beautifully established gardens on an impressive 2,888sqm block offering what is becoming increasingly difficult to find. Substantial family home, an exceptional amount of land and the convenience of town living.

Generous in both scale and layout, the home offers four bedrooms, two bathrooms and multiple living areas, providing plenty of room for families. The spacious kitchen connects with the dining and main living area, while a separate lounge and sitting room provide additional spaces for relaxing or entertaining.

The main bedroom is privately positioned with a walk-in robe and ensuite, while the remaining bedrooms are well proportioned and serviced by the family bathroom. Reverse-cycle air conditioning and gas heating provide year-round comfort.

Outside is where this property really sets itself apart. The expansive 2,888sqm grounds are beautifully established and meticulously maintained, creating a private garden setting with an abundance of space rarely available this close to the centre of Moruya. The outdoor areas provide plenty of opportunity to enjoy the gardens and entertain family and friends.

Vehicle and storage needs are also exceptionally well catered for, with an attached garage plus a substantial separate garage/workshop

4 2 2

FOR SALE
\$1,150,000

VIEW
By Appointment

AGENTS
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shed. Ideal for cars, a caravan, boat, workshop or additional storage. For families, the location is incredibly convenient, with Moruya Public School just down the road, while the town centre is within easy walking distance. Golfers will appreciate having Moruya Golf Club just around the corner, making an afternoon round almost too easy. The property should also appeal to buyers planning for Moruya's future. The new Eurobodalla Regional Hospital represents a major investment in the area and further strengthens Moruya's position as the region's key centre for health, employment and services. For the astute investor, the sheer size and position of the 2,888sqm block may also present future development potential, subject to zoning, council requirements and the necessary approvals. Whether you're a growing family wanting room or a downsizer who isn't ready to give up the garden, the property is move in ready for the new owners to enjoy like my vendors have for nineteen years.

MORE DETAILS

Property ID	EQBGT2
Property Type	House
Land Area	2000 m2

James Hamilton 0408 135 553

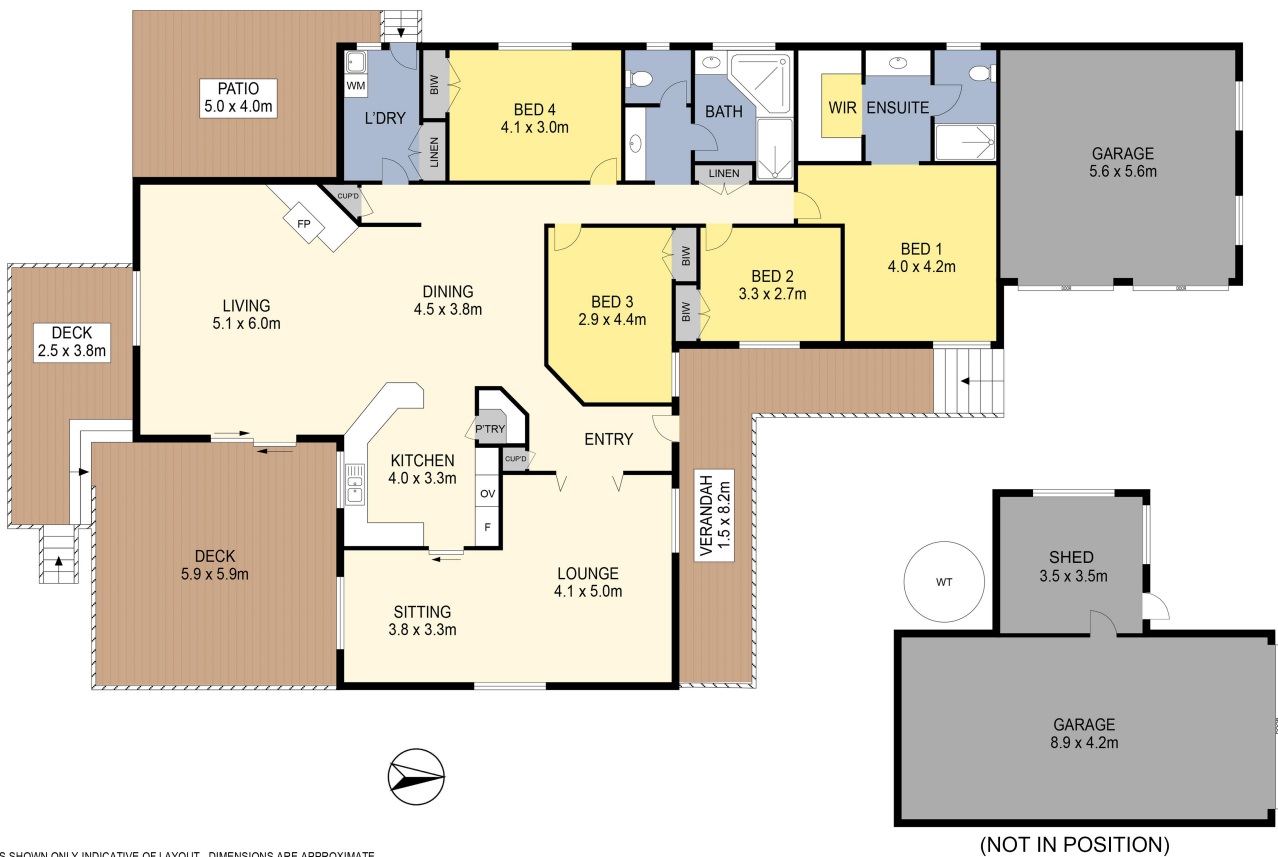
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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