

109 Albert St, Moruya, NSW 2537

\$729,000

House 3  1  1 



## Character, Convenience and Potential

Set on an immaculate 803 sqm block, this classic home is full of charm and opportunity in one of Moruya's most convenient locations. With the local high school nearby, the golf course directly across the road, and the new regional hospital under construction just around the corner, this property offers outstanding lifestyle and future investment appeal.

### Open for Inspection

By Appointment.

The home features three bedrooms, a central bathroom, and a flexible layout with separate lounge and dining areas. The kitchen is well-kept and functional, flowing onto a rear sitting area and laundry with second toilet. Natural light, neutral tones, and lovely garden outlooks give the interiors a warm and welcoming feel.

Outside, you'll find beautifully maintained gardens, a paved courtyard, lush green lawns, and a freestanding single garage with ample storage space - perfect for the home handyman or hobbyist.

Whether you're an investor seeking location and growth, a downsizer looking for low-maintenance living, or a first-home buyer wanting to break into the market, this property offers an ideal combination of charm, land size, and location.

- Fully fenced 803sqm (approx.) block with manicured grounds
- Easy walk to Moruya High School, showground & town centre
- Rates- \$3,083.89 pa

### Listed By

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