

22 Caswell St, Moruya, NSW 2537

\$1,250,000

House 5 2 6



## Built To Impress, Designed For Living

Built in 2022 by Leading Edge Homes and thoughtfully designed by its current owners, this impressive five bedroom residence offers an exceptional combination of space, quality and practicality. With premium finishes, extensive shedding and a convenient location within walking distance of the new Eurobodalla Regional Hospital, no detail has been overlooked.

### Open for Inspection

By Appointment.

Beautifully presented throughout, the home features a stunning kitchen with quality cabinetry, a large island bench, premium appliances, gas cooking and a walk-in pantry. Spacious open-plan living and dining areas are complemented by a separate family retreat, providing plenty of room for the whole family.

All five bedrooms are generously proportioned, including the main bedroom with a walk-in robe and ensuite. Sliding doors open onto the expansive 8.6m x 4m covered alfresco, overlooking the beautifully maintained and fully enclosed backyard, perfect for entertaining.

For those needing additional space, the property delivers with an attached double garage, an impressive 12m x 7m detached garage and workshop, plus a 7m x 6m carport. Ideal for tradespeople, car enthusiasts or those needing room for the boat, caravan or other toys.

Modern conveniences include a 9.5kW solar system with battery storage, two water tanks totaling 11,000 litres, an electric gate and quality inclusions throughout.

Positioned within easy walking distance of the new Eurobodalla Regional Hospital, this exceptional property is perfectly suited to growing families, medical professionals and buyers seeking a quality home with all the extras.

1/2 Rates - \$3,298.58 pa

1/2 Land size - 1,172sqm

1/2 Attached double garage with internal access

1/2 Massive 12m x 7m detached garage and workshop

1/2 Additional 7m x 6m carport

1/2 Electric gate and fully enclosed backyard

1/2 Two water tanks - 3,000L on the house and 8,000L on the shed

### Listed By

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