



**1 Hawdon Street, Moruya**  
**FOR SALE**



**Motivated Vendor !!**

Vendor says sell, this perfectly positioned property with river views is the ideal location for you to enjoy. Located in a sought-after area is this beautiful prestige home just minutes from the township of Moruya.

The property has a well thought out floor plan that takes advantage of the north-facing sun with a glorious deck that will take in the summer breeze while you look out over farmland and the beautiful Moruya River.

This modern home has instant appeal from the moment you step onto the front lawn, everything has been thought of with a list of features to ensure you have the very best of living. Some features include;

- 5kva solar system
- Slab heating for both bathrooms and main bedroom
- Security system
- Ducted and zone control air-conditioning to each room

The home offers four-bedrooms all with built-in robes. The master includes a generous walk-in robe and both ensuite and bathroom have heated flooring to ensure comfort.

**Features**

2 Toilets  
Alarm System  
Built-In Robes  
1 Ensuite  
1 Living Area  
Air Conditioning

**Land size**

557.00 Sqm



**Michelle Cottington**

Principal - Michelle Cottington Property

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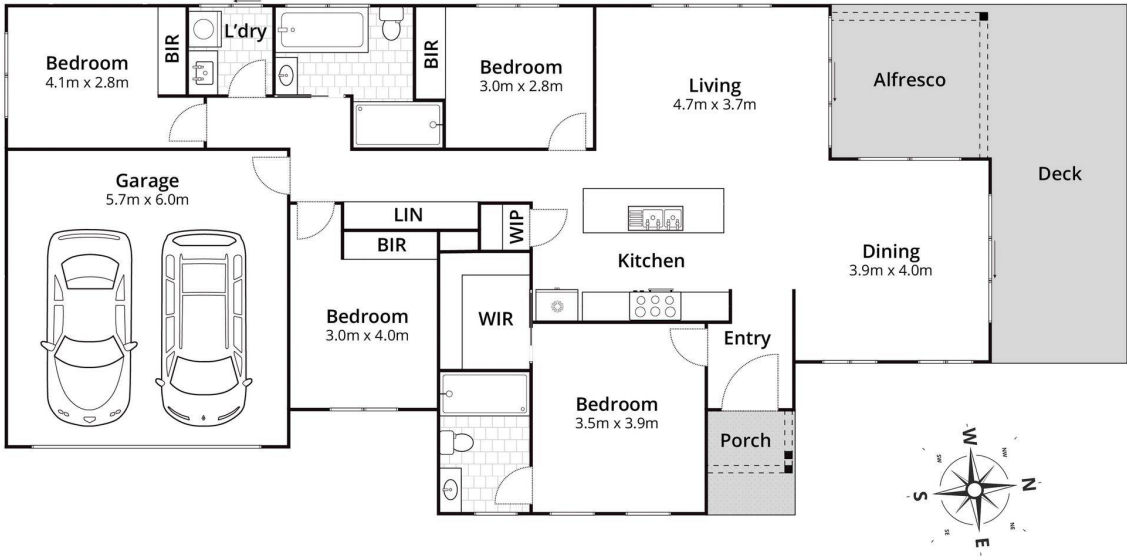


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.