



### 13 Cheddar St, Moruya FOR SALE



#### Family Home - Beautiful Location

This gorgeous home is located in a peaceful and highly sought-after neighbourhood, offering a tranquil and serene living experience.

The home boasts four bedrooms, two bathrooms and two toilets, providing ample space for families or guests. All bedrooms include built-in robes, ensuring that you have plenty of storage space.

Featuring a lounge and formal dining area, which is spacious and comfortable. An open kitchen dining area where the kitchen has plenty of potential to be modernised, it opens onto a lovely and private alfresco area, perfect for hosting dinner parties and entertaining guests.

Overlooking the beautifully maintained garden, the north-facing alfresco area is ideal for relaxing with a morning coffee!

There is a double garage which also features a workshop area, providing ample space for DIY enthusiasts and hobbyists.

Situated on a generous 1049sqm block within walking distance of local brewery, clubs and the Moruya CBD, the home is beautifully presented, although a lick of paint and a few cosmetic touch-ups will bring it back to life or simply move in and enjoy.

Overall, this property offers the perfect combination of comfort and convenience. Don't miss out on this opportunity to secure your next home in a highly sought-after location.

Call me to arrange your inspection today.

#### Features

- Water Tank
- 2 Toilets
- Built-In Robes
- Dishwasher
- 1 Living Area
- NBN Available
- Courtyard



**Michelle Cottington**

Principal - Michelle Cottington Property

**M:** 0413 552 519

**E:** michelle.cottington@smileelite.com

Outside Entertaining Area  
Secure Parking  
Shed

**Land size**

1,049.00 Sqm



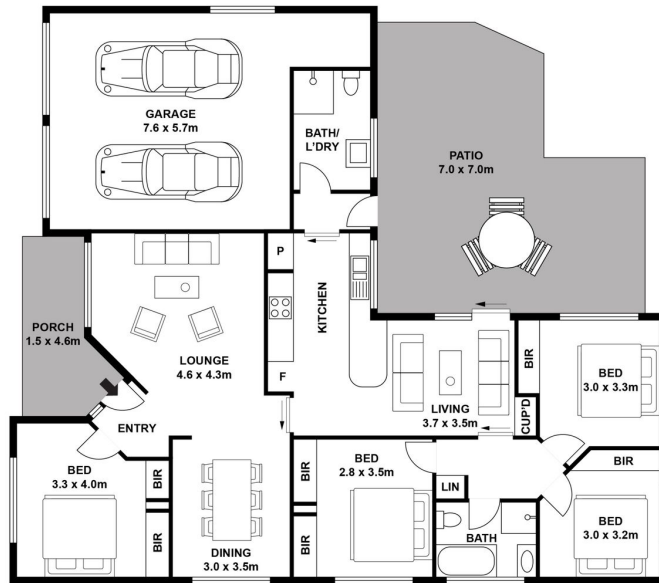
**Michelle Cottington**

Principal - Michelle Cottington Property

**M:** 0413 552 519

**E:** [michelle.cottington@smileelite.com](mailto:michelle.cottington@smileelite.com)

3 CHEDDAR STREET, MORUYA/ TOTAL 165m<sup>2</sup>



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.

Powered by **SMILEELITE**

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.