

20 Patterson Close, Moruya, NSW 2537



Sold House

Friday, 26 January 2024

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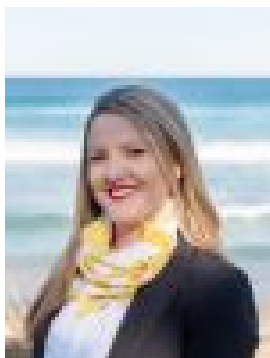
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1521 m2

Type: House



Dawn Mason
0424847522

\$760,000

Welcome to 20 Patterson Close, Moruya! This versatile, north facing 3-bedroom, 2-bathroom house may just be your new home. Situated on a spacious 1521 sqm land, this property offers ample space for comfortable living and is surrounded by a park like landscape. Constructed in 2012, this house boasts a well-designed layout which caters for accessibility needs as well as lifestyle needs with front and back verandahs, plenty of natural lighting and central living / dining. 2 of the bedrooms are generously sized with abundant wardrobe storage. Oversized main bathroom alongside the huge laundry. The 3rd bedroom downstairs has the bonus of a study/office. The property also includes a double garage, ensuring secure parking for your vehicles. For those who love outdoor living, this property has a deck where you can entertain guests or simply enjoy the beautiful surroundings. There is also 2 sheds for additional storage space. This property features two water tanks, helping you reduce your environmental impact. Features include: • Open plan living space. • 3-bedrooms with built-ins. • 2 bathrooms. • Study nook or additional living space. • Front and rear verandahs with ramp access. • Additional 2 car spaces beside garage. • Mature gardens and 2 garden sheds. • 2 water tanks. • Air conditioning. The location of this property is ideal, with easy access to parks, nature reserves, and outdoor recreational activities. With a price guide of \$789,000 - \$799,000, this property offers excellent value for money. Don't miss out on the opportunity to make this house your dream home. Contact us at Ray White Moruya to arrange a viewing! * Please note, virtual furnishing has been utilised in some photos. Council rates: \$2855 per annum. Land size: 1521m² Zoning: R2 Low density residential. Potential rent: \$500 - \$550 per week.