

**257 South Head Road, Moruya Heads, NSW 2537**



**House For Sale**

Saturday, 24 February 2024

257 South Head Road, Moruya Heads, NSW 2537

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



Pat Jameson  
0405442905

**\$845,000 to \$875,000**

Looking for a spacious and peaceful family home with room to move? Then look no further than this light-filled brick home with large living areas and multiple outdoor spaces, ready for entertaining. This one-owner home is in excellent condition, with lovely natural light creating a spacious and welcoming atmosphere. The main living area sits high above street level, with generously sized glass sliding doors, leading out to the northeast-facing tiled balcony. Offering a versatile floor plan with good flow between living and dining spaces, this home features high ceilings and a combination of carpet and polished timber flooring treatments. With its original timber surrounded windows and skirting boards, this home has character you don't have the opportunity to see everyday. All bedrooms have ceiling fans and built-in-robos, with the oversized master bed offering a generous walk-in-robe and ensuite. This purposefully designed home enjoys the family friendly benefit of a second living space, which adjoins a large, well-appointed kitchen. The thoughtfully arranged country-style kitchen features plenty of bench space and storage. You can expect to see light streaming into this second living space through another large glass sliding door, leading out to a paved courtyard. This private, sheltered patio provides yet another outdoor living space, overlooking the well established, low maintenance garden. Down on street level is a large double garage with storage cupboards plus a bonus room, which holds potential as a home office, gym, creative space or teen retreat. One of the biggest draw cards to living in the peaceful South Heads community is that you are just moments from its many beaches and waterways. A 1-minute drive will have you dropping in a line at the local fishing wharf, and just another 3 minutes in the car will see you taking a dip at family friendly Shelly Beach, a world class surf at Main Beach or a stroll around Eurobodalla National Park. A short 5-minute drive in the other direction and you will find yourself right in the town centre. Moruya has become known for its boutique shops, cafes and restaurants as well as the award winning SAGE Farmers Market which takes place every Tuesday afternoon and Saturdays. With access to various medical facilities, and a new regional hospital soon to be under construction, you won't have to travel far to find everything you need. 257 South Head Rd is a low maintenance turn-key home, full of beautiful original features and bonus spaces. It's ideal for family living, or people looking to embrace the charming and vibrant Moruya community, and all this area has to offer. This home is sure to attract a lot of interest, so don't miss your chance! Other features include:- Family friendly layout with two living spaces- Well-maintained solid brick home- Low maintenance gardens- Double lockup garage- Bonus room (home office/gym/craft room)- Free standing stainless steel electric cooktop and oven, dishwasher- Reverse cycle air-conditioning living room- Ceiling fans in all bedrooms- Ensuite- Bath in family bathroom- Built-in robes- Linen press- Large laundry with external access- Land size 569 m2- Rent \$550 - \$600 p/w- Rates \$2,727.39 p/a