

**37 Lagoon Street, Moruya, NSW 2537**



**House For Sale**

Thursday, 21 March 2024

37 Lagoon Street, Moruya, NSW 2537

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 800 m2**

**Type: House**



Dawn Mason  
0424847522



Bronwyn Dawson  
0418453438

**\$799,000**

This solid brick and tile property is your new home! Sitting on the top of town, you will enjoy sea breezes from the east and also magnificent sunsets from the west. Boasting 4 generous bedrooms with built in robes, a lovely north east facing living space, and sitting areas front at back. The rear semi enclosed patio will make for magic afternoons enjoying the treelined mountain backdrop. Easy care yard with built in raised garden beds. Side vehicle access to the yard and 2 car garage. At the rear of the property there is a great workshop or wine cellar or art studio beneath the garage. Being partially underground this workshop is thermally passive and will provide incredible additional living space. • Laundry with extra toilet. • Air conditioned living space. • Ducted vacuum. • Double brick, double garage with workshop space and carport. • Raised garden beds along the southern fence line. • Brick composting bins at the rear of the yard. • Garden shed, once used as a dark room. Contact Dawn today for further information or to book a private inspection 0424 847 522. Rates: \$2,899.73 Rent: \$550 per week. Land size : 800m<sup>2</sup>