

39A Murray Street, Moruya, NSW 2537



Sold House

Friday, 1 September 2023

39A Murray Street, Moruya, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 834 m2

Type: House

Contact agent

The Phone Code for this property is: 20577. Please quote this number when phoning or texting. Step inside this original brick-and-tile home with the additional bonus of your own ready-made Granny Flat! Crafted with the durability of brick this home stands as a testament to the quality of construction from this era. The sturdy, off-the-ground foundation provides a solid canvas for your vision of modernization. The property is brimming with "home ownership & investment potential", just ready to be turned into a home that truly reflects your style.

Key Features:

Spacious Interiors: The floor plan boasts generously sized living spaces, incorporating four bedrooms and two bathrooms (including the Granny Flat). A rarity in this price bracket! The open-plan layout of the kitchen, dining area and living room creates the ideal environment for relaxation and entertaining. Large windows flood the rooms with natural light creating an inviting and comfortable atmosphere. The sunroom is a reflection of this reality. A warm and cozy space to immerse yourself in, with a cuppa and book in hand soaking up the morning rays of light.

Entry, Lounge, Dining & Kitchen: The warmth as you enter the house via the spacious entry is immediate. It just feels right. From the entry, you step into a large light-filled lounge room equipped with a ceiling fan, split system and ample lighting. The lounge room opens up to the kitchen and dining area which provides ample space for the whole family. The kitchen is very tidy and original. The benchtops are in very good condition complemented with ample storage. A Smeg oven and new dishwasher complete the fit out of this user-friendly kitchen.

Bedrooms: There are four bedrooms in total (including the Granny Flat). All bedrooms are carpeted, with two bedrooms being completed with built-in robes and ceiling fans. Two of the bedrooms are of a generous size, capable of serving as a second lounge room.

Bathrooms: The property boasts two full bathrooms. A rarity in this price bracket! Both are original. The main bathroom has a shower, bath, vanity and toilet. The second bathroom includes a shower, vanity and toilet and is in excellent condition as it has had very little use. The second bathroom can be used by the whole house or isolated to be used only by the Granny Flat.

Granny Flat: Attached to the main residence is a thoughtfully designed Granny Flat with a separate entrance. Perfect for guests, extended family, work from home or as an income-generating rental (permanent or Airbnb). Complete with its own kitchenette, living space, bathroom (second bathroom), ceiling fan, plenty of power points, TV and gas outlet. If you want to add more space to the flat, the third bedroom can also be added to this space as there is a lockable door between the sunroom and the third bedroom.

Outdoors: Step outside to discover an expansive backyard, providing endless possibilities for outdoor enjoyment. A lush green space, veggie garden or pool! The spacious patio area is ideal for those summer barbeques or al fresco dining. The fully fenced yard makes for an ideal play area for the children or a ready-made run for the family pets. The yard is relatively flat thus easy to navigate and implement your own design.

Prime Location: Situated in a desirable neighbourhood close to schools, parks, Golf & Bowls Club, Moruya CBD and the river. There is even a bakery and brewery within walking distance! It's an ideal location for those looking to be close to everything while enjoying a quiet established neighbourhood with many long-term residents.

Additional Features: There is plenty of storage on this property. A double lock up, concreted, two-car garage with power is a bonus. Adjacent to the house is an undercover carport that can accommodate larger vehicles. A garden shed for all of the tools provides more storage for the handy person. There's nothing to build, it's all done.

House Configuration: This house was originally built in the mid 80's with the Granny Flat being added 12 months later. The house can be utilized as a single dwelling or set up as a house and Granny Flat. The amount of space to be let as a Granny Flat is purely up to the homeowner as the house plan allows many different configurations. Rooms can be shut off to add extra space to either the main house or the Granny Flat. Thus, this property needs to be viewed to appreciate the possibilities. The Granny Flat, second bathroom and third bedroom have had very little use as most of the living has been done in the main house.

Investment Potential: In addition to being a wonderful place to call home, this property offers excellent investment potential. The shortage of rental properties in the Moruya market coupled with the impending build of the Moruya Hospital in 2024 makes this property a very attractive investment opportunity. Due to the configuration of this property, it can be set up to capitalize on several different rental scenarios.

Potential rental scenarios.

- (1) Live in Main House and rent out Granny Flat: Granny flat \$350-\$400 per week (2) Rent out Main house (\$450-\$500 per week) and Rent out Granny Flat (\$350-\$400 per week)
- (3) Rent out Main House & Granny Flat as one: \$580-\$650 per week

This property is currently rented out privately (whole house & Granny Flat as one) on a fixed-term agreement for 6 months. Starting 19th October 2023 to 19th April 2024. For \$580 per week. Residential Tenancy Agreement in place. This property offers an affordable entry point into home ownership with the additional bonus of a rental return generated from the Granny Flat. Making this an ideal first home or investment

property given the current interest rates and economic climate. We invite you to experience the unique charm and versatility of this property firsthand. To schedule a private tour please contact us. Rates: \$2876.00 per annum Zoning: R2 Low-Density Residential. Block Size: 834.5 sqm Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.