

# 53 Moruya Parade, Kotara, NSW 2289

## Sold House

Monday, 18 March 2024

53 Moruya Parade, Kotara, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 675 m2

Type: House



Cassandra Zane  
0432208606



David Phelan  
0413209500

**\$1,030,000**

This solid one owner home sits on a family friendly 675m2 block with a fully fenced and secure rear yard. It is a great location within walking distance to parks, primary school, shops and cafes. It's a quick drive to both Charlestown Square and Westfield shopping. Generous living areas and a rumpus room, plus a large office/study/4th bedroom. Heaps of storage options and plenty of upside to value add with a few cosmetic improvements. A fantastic opportunity to be only the second owner of this property, and to raise your family here as well. The home has lots of space and a great feel. Be quick! \* Large 675m2 block with level, fully fenced rear yard \* Separate entry, large lounge room and separate dining room \* Extra spacious kitchen, breakfast bench, dishwasher, wall oven \* Large sunroom across rear of house overlooking level yard \* Large bathroom with separate bath and shower. Separate toilet \* Rumpus area downstairs plus study/office or 4th bedroom option \* Extra-large double garage with heaps of storage, internal access \* Multi zone ducted air-conditioning and ducted vacuum system \* Solar panels, water tank and established gardens \* Tiled outdoor area at rear and a relaxing verandah out front \* A well built and well laid out home - don't delay your inspection Council Rates: \$2,412 PA approx Water Rates: \$908 + Usage PA approx Rent Potential: \$650 PW approx