

56-70 Spencer Street, Moruya, NSW 2537



House For Sale

Friday, 14 June 2024

56-70 Spencer Street, Moruya, NSW 2537

Bedrooms: 3

Bathrooms: 1

Area: 1 m2

Type: House



Megan Goucher
0410582875

\$990,000 - \$1,030,000

Discover the charming residential acreage at Spencer Street, Moruya, offering 2.89 acres with exciting future subdivision potential. This unique property features a cozy 2-bedroom cottage, a detached one-bedroom sleepout/studio/office, a spacious barn shed, a chicken coop, established cottage gardens and so much more. Ideal for keeping sheep or horses, this property provides a rural lifestyle with the convenience of being close to Moruya township's amenities, including shopping, dining, schools, and healthcare facilities. With its residential zoning and substantial land size, this property holds promising potential for future development and subdivision, making it a savvy investment. Enjoy the peace and tranquility of rural living while staying connected to the vibrant community of Moruya. This is a rare opportunity to secure a versatile piece of real estate in a desirable area.

Key Features:

- Charming 2-bedroom renovated cottage exuding warmth and character.
- Updated kitchen equipped with top-of-the-line appliances including a SMEG dishwasher and ESSE wood stove, catering to both modern convenience and rustic charm.
- Functional layout with easy flow of space, and the ability to create separate living zones.
- Additional bath tub separate from the main bathroom.
- Stay cozy year-round with a reverse cycle air conditioner.
- Detached one-bedroom sleepout/studio/office offers flexible space for guests, creative pursuits, or professional endeavors.
- Expansive shed with separate rooms for storage and workshop areas.
- Chicken coop, established cottage garden, raised garden beds, and a small glasshouse for the aspiring homesteader.
- 2 x 10,000-Ltr stainless steel water tanks ideal for sustainable living.
- Fenced home paddock and two additional grazing areas-ideal for sheep or horses.
- Be part of a legacy dating back over a century, with this property once forming part of a historic dairy.
- Thoughtfully restored between 2020-2022, blending heritage with modern comforts seamlessly.

Secluded yet convenient, approximately 2.8 km to Moruya Township and 2 km to the new Eurobodalla Hospital Site. Contact Megan today to schedule a viewing. Discover the possibilities that await at Spencer Street, Moruya - your future starts here! Detailed Fact Sheet available on request.