

**93 River St, Moruya, NSW 2537**

G.J. Gardner. HOMES

## House For Sale

Saturday, 11 May 2024

93 River St, Moruya, NSW 2537

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 550 m2**

**Type: House**



Emily Zahra

**From \$956,650**

MORUYA HOUSE & LAND PACKAGE Please call Emily on 0434 677 654 or email [emily.zahra@gjgardner.com.au](mailto:emily.zahra@gjgardner.com.au) You will be surprised how comfortable living can be in this compact double storey home. The Balwyn, exclusive to G.J. Gardner Homes, features 4 bedrooms, activity, study and open plan living area. Entertain family and friends in the open plan living area including a large gourmet Kitchen that overlooks the family and dining spaces ensuring everyone feels connected. When personal time is required there is a study at the front or a central activity room upstairs, with four bedrooms including a master suite with Ensuite and walk in robe and a family bathroom that completes the home. \*Price is subject to final contour plan, bushfire (BAL) report & council approval. \*Images in this listing are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. \*Package price is based on a standard floor plan and standard façade (may be smaller than façade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant.