

10 Mooga Ave, Spencer, NSW 2775

VELLA **IVERSON**

House For Sale

Saturday, 29 June 2024

10 Mooga Ave, Spencer, NSW 2775

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1941 m2

Type: House



Trent Iverson
0409738388

\$399,000

Bring your tools! This great little 2 bedroom home is ready for a renovation. Set on the high side of a quiet cul-de-sac, east facing and spanning nearly half an acre (1941 sqm approx.) This property offers a great opportunity as a DIY project, renovators delight or first home purchase. Offered for sale for the first time in 20 years, the home is elevated, surprisingly spacious and has great views to the distant escarpments. There is an open plan lounge dining, functional kitchen and bathroom. The home also features reverse cycle air conditioning to the living room and main bedroom. To the rear of the home there is a small studio which could be utilised as a home office and a newly built large Colourbond shed with concrete slab ideal as a garage, workshop or storage. - Renovators Delight, DIY Project or First Home - Enormous 1941sqm (approx.) Block - 2 Bedrooms - Open Plan Lounge / Dining - Updated Kitchen and Functional Bathroom - Sunny Elevated Aspect with Views - Reverse Cycle Split System Air Conditioning - Large Sun-Drenched Front Balcony with Views - Quiet Cul-De-Sac Location - Minutes to Spencer Village, Boat Ramp, Wharf and Cafes - Small Studio (Potential for Home Office) - Newly Built Colourbond Shed / Workshop / Garage Perfectly located in a quiet cul-de-sac just minutes from vibrant Spencer Village, public wharf, boat ramp to the Hawkesbury River and cafes. The property is less than 60 minutes to Gosford and Wahroonga via the M1 motorway. Do not miss this opportunity to secure a great project at a very affordable price. Contact Trent Iverson on 0409 738 388. Inspections are by appointment or as advertised. Disclaimer: All information about this property has been provided from sources we believe to be reliable. Vella Iverson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property. All photographs, maps, boundary markings, measurements and images are representative only for marketing purposes. Property Code: 330