



3 Millers Crescent, MORUYA HEADS, NSW 2537

Coastal Charm with Water Glimpses in Moruya Heads

Set in the peaceful coastal enclave of Moruya Heads, this well presented two-bedroom home at 3 Millers Crescent offers a relaxed lifestyle within easy reach of the Moruya River, South Head Beach and Moruya CBD.

Set behind a fully fenced front yard, the property offers privacy and usable outdoor space, complemented by a practical driveway providing off street parking for multiple vehicles. A single garage is also located on the property and is currently utilised as additional storage.

A welcoming front porch with new timber railing captures filtered water views through the surrounding trees, creating a comfortable space to sit and enjoy the quiet coastal setting.

Inside, the home features warm cypress pine timber floorboards and a comfortable living area complete with a fireplace, ideal for the cooler months. The interior has been freshly painted, enhancing the light and bright feel throughout. Blinds are fitted in each room, including new vertical and roller styles, offering flexibility, privacy and light control.

TYPE: For Sale

INTERNET ID: 121P4843

SALE DETAILS

\$795,000

CONTACT DETAILS

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The renovated bathroom adds modern convenience, while the kitchen and backyard enjoy glimpses of the water through the trees, reinforcing the home's coastal appeal. There is also potential to further enhance views with a future second storey addition, subject to council approval.

The home includes two bedrooms and one bathroom, along with a practical external laundry located at the rear of the house with easy access to the clothesline.

The location is a standout, with close proximity to the Moruya River for fishing, boating and scenic walks, as well as nearby South Head Beach for swimming and coastal enjoyment. Local shops, cafes and essential services are just minutes away in Moruya, with Batemans Bay a short drive north.

Ideal for first home buyers, retirees or investors, this property presents a fantastic opportunity to secure a charming coastal home in a tightly held area.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Car Parking - Surface, Heating, Water Views

- Land Area 623.00 square metres
- Building Area: 105.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Floorboards







3 Millers Crescent Moruya Heads



Whilst every effort has been made to ensure the accuracy of the floor plan shown here, measurements are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only.