



15 Mooga Ave, Spencer



## Must Be Sold, Three Bedroom Home Close To Spencer Village

Located in peaceful pocket of Spencer, close to Spencer Village and amenities including public wharf and boat ramp, this property would be ideal for an investor or first home buyer. Whilst in need of some TLC, the potential for this property is endless with the Spencer area currently highly desirable with buyers.

Positioned on a 550sqm slightly sloping block, the three bedroom, one bathroom features:

- Combined kitchen & dining, kitchen with gas cooking
- Lounge with fireplace to keep you warm in the winter
- Beautiful hardwood floors
- Great size yard that is fully fenced
- Air-conditioning
- Fabulous deck over looking the yard, perfect for entertaining
- Carport
- Off street parking for up to 3 cars

Less than 60 minutes from the Central Coast and 90 minutes from Sydney via sealed road.

 3  1  3

### Price

Price Guide:  
\$595,000

### Property Type

Residential

**Property ID** 630

### Agent Details

Rhys Coles - 0406704040

### Office Details

Wisemans Ferry  
Shop 11, 5557 Old Northern Road  
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For further details and to book your private inspection contact Rhys Coles  
on 0406 704 040

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