







Stately Home - Rural & Hinterland Outlook - Separate Accommodation

5 4 4 11.02ha

"Magdalena" - Zoned RU4 with dual occupancy (Subject to Council Approval) - Tucked away in a leafy pocket of Moruya/Mogendoura on the South Coast, is this stately single level residence on a beautifully elevated 11.02 hectare block with a prized aspect. This unique property showcases beautiful views across to distant blue hills and the hinterland: breathtaking vistas from every window will captivate you day and night.

Seamlessly blending timeless elegance with a rural lifestyle, the home offers expansive family living, including a separate 'barn' for overflow accommodation.

The home is complete with formal private entry portico, four bedrooms, two bathrooms, separate living areas with two-way wood burning fireplace, large kitchen and easy access to covered return verandas overlooking the surrounding country style gardens. There is also a four-car carport and parking for many more vehicles, vans, boats or trailers. This home is as practical as it is impressive.

The decor embodies 'Federation' inspiration and European influences with high ceilings, spacious room sizes, large old-coloured glass windows and other reclaimed features throughout, French doors, and a neutral colour palette complemented by pops of Porters paint colour.

There is an ambience that oozes style and timeless energy throughout this stunning home. A generous master bedroom features a bay window seat, Antique wardrobes and French doors opening onto the front veranda to enjoy summer sea breezes.

Other features include a second master bedroom with ensuite & French doors opening onto a private deck; main bathroom with claw-foot bath and antique washstand; guest WC; wide entrance and hallways; Chef's kitchen with island bench & walk-in pantry; and, a home office space with fixed wireless NBN connected.

Price	SOLD for $1,700,000
Property Type	Residential
Property ID	398
Land Area	11.02 ha

Agent Details

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Office Details

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The gardens are lush, green and boast a colourful and seasonal array of trees, shrubs, roses, and naturalised bulbs – there is garden interest all year round – and that is not even to mention the amazing birdlife and birdsong that is just everyday! The back and side yard has a flat, grassy area suitable for pets and children to play, and dense mature vegetation creating a leafy privacy screen.

The separate 'barn' features a large open plan living space, kitchenette, loft and fireplace, and would be ideal as a craft/hobby studio, with potential perhaps as a B & B - or wedding/events venue.

Extra features include: Stables & horse shelter; shower room & toilet off the carport adjoining the barn; basement cellar; enclosed vegetable garden; orchard; chook yard; five fenced paddocks in total; your own natural bushland in which to wander and explore; and approximately 150,000 litres of water storage and a ¾ megalitre dam both with water pumps – the dam being a haven for ducklings every spring!

If you are looking for a home in the country that is special, does not require any renovation, and exudes space and privacy, yet is close to all town conveniences, then this one is unbeatable!

Located off Larry's Mountain Road and only 10 minutes to Moruya town centre, Moruya airport, Moruya hospital, local schools, the river, boat ramp and pristine coastal beaches.

Please call exclusive agent Sam Sheather on 0478 004 088 to secure an inspection.

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