

# 209 Larrys Mountain Rd, Mogendoura







## Council approved proposed subdivision @ Moruya

4 3 8 12.07ha

For sale 1 DA that has been approved for subdivision inclusive of Lot 1 and Lots 5 - 10. Surrounded by tar sealed road here awaits a unique opportunity. Zoning that applies to the land includes Eurobodalla Rural, R5 Large Lot Residential and C4 Environmental Living.

Lot 1 consists of a 3 bedroom, 1 bathroom home with office, separate granny flat, multiple sheds with office and workshop space, double carport and more. Established gardens, solar panels, gravity fed tank water and approximately 5 acres surrounding the house and buildings. 2 septic tanks and approximately 100,000 litres of tank water across 6 tanks on site.

Take advantage of surrounding mountain views and some lots look across to the Moruya river. Contact agent for further details regarding proposed development envelope, individual block frontage and to schedule an inspection.

Located 5 minutes from Moruya CBD, hospital, boat ramp, airport and Moruya's beautiful river and beaches. Aprox 20 minutes to Batemans Bay. Contact selling agent Sam Sheather on 0478 004 088.

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| **Price** | Price Range of $2,200,000 - $2,500,000 |
| **Property Type** | Residential |
| **Property ID** | 649 |
| **Land Area** | 12.07 ha |

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Moruya
Unit 1 60-62 Queen St Moruya, NSW, 2537 Australia
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