



63 Yarragee Rd, Moruya

clearwater

REAL ESTATE



## Rural Sub-Division Potential - Entertainers Delight - Acreage Close to Town @ Moruya

This sensational property comprises 4.29 hectares and offers, convenience, and a sought-after rural lifestyle only 3k's from the centre of town in Moruya. The home is oozing country charm, with slate flooring, lovely crisp white timber kitchen with handmade brush box timber bench tops, timber ceilings and raked ceiling in the lounge room with a stunning clerestory window to let the light filter through. Extensive brick floor to ceiling fireplace, this with the open plan kitchen, dining and lounge room make for the perfect floor plan for entertaining.

There are three bedrooms, the main with BIR, air conditioner and direct access to the verandah. The well-appointed main bathroom is positioned in the wing alongside the bedrooms and a second bathroom/combined laundry provides access to the outdoors making it the perfect to wash up after a swim! The loft/rumpus space upstairs provides a second indoor living space and is currently used as playroom for the kids but could be utilised in so many other ways.

The outdoor entertaining areas boasts everything your heart could desire with an in ground pool, an awesome covered entertaining BBQ area with a large open fireplace adjacent to the timber deck plus a wraparound veranda for you to sit in the cool and enjoy the tranquillity looking over your acreage.

With a double garage with attached double carport and another double garage carport on the house there is plenty of garaging, workshop and storage space. The property is on town water but to make life living on the land more economical and enjoyable there is 5kw of solar system, 10,000 water tank storage and the saltwater

3 2 4 4.29 ha

**Price** \$1,450,000  
**Property Type** Residential  
**Property ID** 678  
**Land Area** 4.29 ha

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

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swimming pool is heated. The large dam can be utilised to water gardens or drinking for any animals.

Some Property Features Include:

- In-ground heated saltwater pool
- Large shed/powerd workshop
- Two double carports
- Indoor and Outdoor wood fireplace
- Town water plus 10,000 litres approx
- Large dam
- Solar and deck approx. 5 years old
- Prior sub-division approval for 2 x 5-acre blocks
- Crown Land adjoining one side, single neighbour on the other

Positioned just a few minutes' drive to Mourya township, hospital, schools (school bus stop is just around the corner), boat ramp and less than 10 minutes to beach and Mourya airport - with all this infrastructure so close to your fingertips phone Sam on 0478 004 088 to schedule a viewing.

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