

## Moruya, 2 Janari Close

### Nature Lovers

Looking for a peaceful escape? This 24.4 hectare (60 acre) property near Moruya could be just what you need. It comes with a tiny home, making it perfect for anyone interested in minimalist living or needing a temporary place while building a dream home.

Nestled at the front of the property, a fully registered tiny home provides a comfortable retreat for minimalist living or a convenient base while planning your dream home. Thoughtfully set up with a water tank, concrete verandah, and established garden beds, it's an ideal start for an off-grid lifestyle.

The property is zoned R5 Large Lot Residential and C4 Environmental Living, offering the exciting potential for subdivision (subject to council approval).

The property is only a short drive from Moruya's town centre to essential amenities while still feeling worlds away. Whether you're looking for an off-grid retreat or a place to create



LAND 24.40 ha

**For Sale**  
\$520,000

**Contact**  
**James Hamilton**  
0408 135 553  
jhamilton.moruya@ljhooker.com.au



**LJ Hooker Moruya**  
**(02) 4474 4433**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

your dream rural escape, this offering is not to be missed.

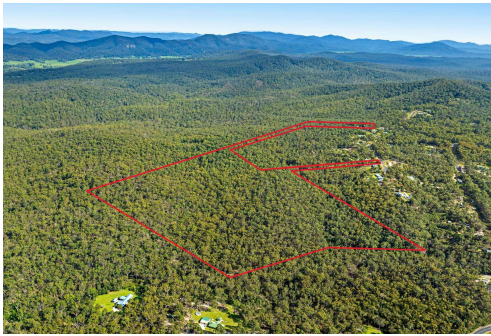
Don't let this opportunity pass you by-secure your slice of paradise today.

## More About this Property

Property ID	EHDGT2
Property Type	Residential
Land Area	24.4 ha

**James Hamilton 0408 135 553**  
Licensed Real Estate Agent | [jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

**LJ Hooker Moruya (02) 4474 4433**  
41 Vulcan Street, MORUYA NSW 2537  
[moruya.ljhooker.com.au](http://moruya.ljhooker.com.au) | [moruya@ljhooker.com.au](mailto:moruya@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Moruya**  
**(02) 4474 4433**