



## Empire Vale, 254 Moylans Lane

Lifestyle property with proximity to the beach.

Nestled just meters from pristine beaches and the serene Richmond River, this property offers an exceptional opportunity for those seeking a private haven. With expansive land and versatile use options, this residence is perfect for relaxation, recreation, or even hobby farming.

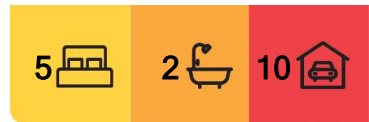
Step inside to discover a thoughtfully designed open-plan layout. The spacious living, kitchen, and dining areas flow seamlessly to a generous north-facing alfresco, ideal for entertaining while overlooking picturesque fields.

The accommodation includes five sizable bedrooms, with four featuring built-in robes. The fifth bedroom is versatile, making it ideal as a study, nursery, or guest room. A convenient three-way main bathroom features a separate bathtub and shower, perfect for family living.

Outside, you'll find established gardens and mature trees that enhance the property's



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**For Sale**  
\$1,200,000 - \$1,300,000

**View**  
[ljhooker.com.au/1XR7F5A](http://ljhooker.com.au/1XR7F5A)

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charm. The double lock-up garage provides ample storage, while the large, powered machinery shed expands your options for additional storage or workshop space. With 150,000 liters of water storage, this property is well-equipped for sustainable living.

#### Key Features:

- Large machinery shed with power, perfect for storage or hobbies
- Flexibility for horses, hobby farming, or simply enjoying expansive open space
- 150,000 liters of water storage, supporting sustainable use year-round
- Double lock-up garage and beautifully established gardens

## More About this Property

<b>Property ID</b>	1XR7F5A
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	39.69 acre
<b>Including</b>	Toilets (2)

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APPROXIMATE AREAS	
INTERNAL FLOOR SPACE -	221m <sup>2</sup>
EXTERNAL FLOOR SPACE -	60m <sup>2</sup>
GARAGE -	m <sup>2</sup>



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