



Moruya, 924 Dwyers Creek Road

Private But Not Isolated!

Does living totally off grid appeal to you but worried about how it will all work? Well look no further! This is not your typical stand-alone home - only recently built it presents as new.

The solar system fixed to the north face of the oversized 10m x 15m shed with 24 x 390-watt JA panels, a 10,000-watt Victron inverter, 26.88wh lead carbon batteries and with an auto back-up Abel diesel generator, power bills are in the past.

Water storage is covered by a 100,000 litre in-ground concrete tank coming off the house roof plus 2 x 23,500 litre tanks on the shed. Water is sorted! Waste-water is treated by a two-tank aerated sub surface dispersal system. What does this all mean? Well for rates this year of \$1,016, that will be your yearly ongoing cost of living in a nearly new modern 4-bedroom dream home with all the best fixtures and finishes. This includes a shed for all your toys on your own 100 acres next to the National Park and State Forest, all within a 15-minute drive from Moruya town centre. To me, that's living the dream...



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.

4

2

6

For Sale
\$1,699,000

View
ljhooker.com.au/1250F8F

Contact
Rob Routledge
0414 235 976
rroutledge.batemansbay@ljhooker.com.au

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

LJ Hooker Batemans Bay
(02) 4472 6455

The home itself is well designed with a semi separate parents wing, complete with a panoramic viewing window looking over the valleys and mountains beyond, the other three generous sized bedrooms have easy access to the media room and are well separated from the main bedroom wing.

There is an impressive entry foyer with an oversized front door to greet your visitors into the welcoming living area. A chefs kitchen features raked ceilings, stone benchtops, and Electrolux appliances. The main living area flows from both sides of the kitchen which is the hub of the home. A large covered entertaining patio off the living area is accessible through the double-glazed tinted sliding doors.

You will never tire of the 360-degree panoramic views on offer. There are numerous access trails to the surrounding parks and forest close by, with a main property trail leading from the house to the back of the block close by Wamban Road with various picnic spots and intermittent creek beds. With your own 100 acres you might never cross the boundaries!

The property is 5kms on a sealed road to the Spring Creek intersection then 4kms of dirt access to the private estate of four 100 acre blocks then 1km to the property around 10kms in total from bustling Moruya town. The Moruya River offers decent fishing with the surf beach at Moruya Heads being well regarded.

I have a full list of specifications and fittings available on request.

Please don't hesitate to request a copy of the specifications and the contract if you feel this property might just be your family's special place.

- 2 x Reverse Cycle Air Conditioners
- Double glazed sliding doors
- Tinted windows
- Twin instant gas hot water systems
- Illuminated light switches
- Jindara radiant heat fireplace
- Earth wool insulation
- Outdoor shower
- Extra large garage attached to house
- 2 x septic tanks
- 100,000 litre concrete water tank
- 2 x 23,500 litre water tanks



LJ Hooker Batemans Bay
(02) 4472 6455

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.

More About this Property

Property ID	1250F8F
Property Type	AcreageSemi-rural
House Size	222 m2
Land Area	40 hectare
Including	Ensuite Air Conditioning Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes

Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
rroutledge.batemansbay@ljhooker.com.au

James Hamilton 0408 135 553

Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@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 Batemans Bay
(02) 4472 6455



All measurements are approximate and are intended as a guide only