

11A Glenduart Grove, Moruya

Country Comfort

This spacious 3 bedroom, 2 bathroom home is set in a desirable location on a 1.02 ha (2.5 acre) block, in proximity to the Moruya River, combining the serenity of the countryside with town amenities.

This property ensures privacy and ample space for a variety of outdoor activities, with extensive gardens that include an orchard, a large chicken pen, and vegetable plots, perfect for those with a green thumb. The presence of a large dam secures a steady water supply, enhancing the home's self-sufficiency and sustainability.

The home itself offers a luxurious yet comfortable setting that has been designed with family life in mind. It features large, light-filled living spaces that include a generous kitchen and dining area, a separate lounge, and a family room, ideal for entertaining or relaxing. Each of the bedrooms are well-appointed with built-in robes; the master suite benefits from an ensuite, offering a private retreat within the home.

Additional features include a single garage with internal access and a large undercover carport, providing extensive parking and storage solutions.

The property is an outstanding opportunity for those seeking a lifestyle that blends rural tranquillity with convenience, making it perfect for

3 2 5

FOR SALE

\$1,325,000

AGENTS

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AGENCY

LJ Hooker Moruya
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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.



young families or retirees.

Don't miss the chance to own this exceptional home, where every day promises beautiful scenery and a relaxed pace of life.

- Land size - 1.02 Ha (2.5 acres)
- Rates - \$1,658.30 pa

MORE DETAILS

Property ID	EHYGT2
Property Type	House
Land Area	1.02 hectare

James Hamilton 0408 135 553

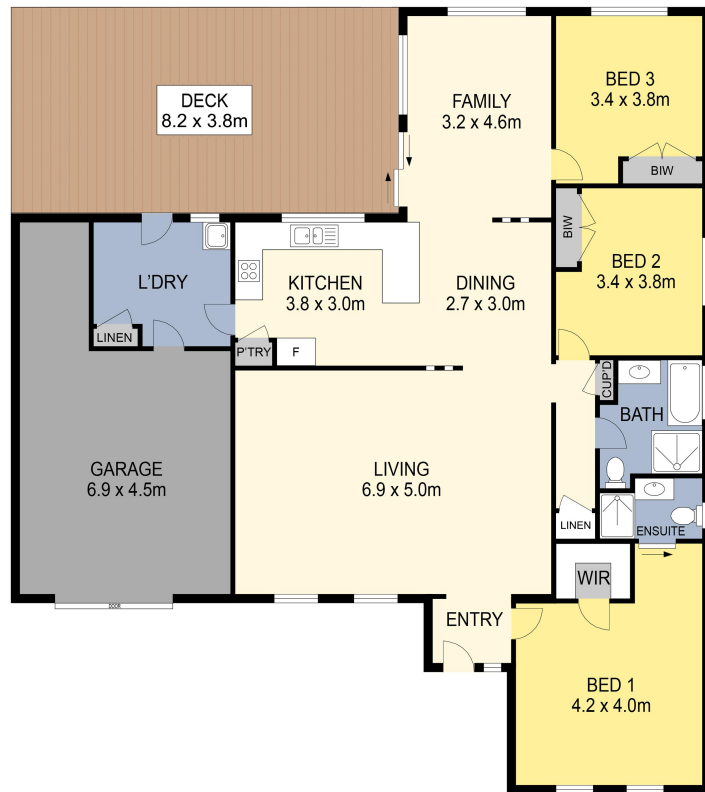
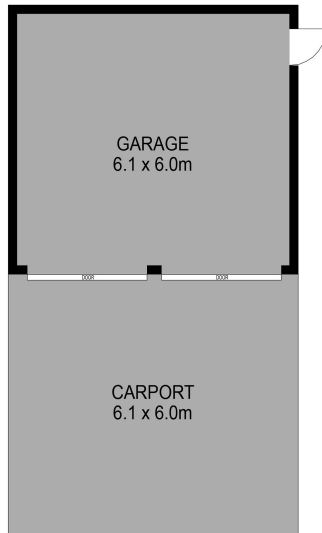
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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