



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 tranquility with convenience, making it perfect for

3  2  5 

**FOR SALE**  
\$1,325,000

### AGENTS

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

### AGENCY

LJ Hooker Moruya  
(02) 4474 4433

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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

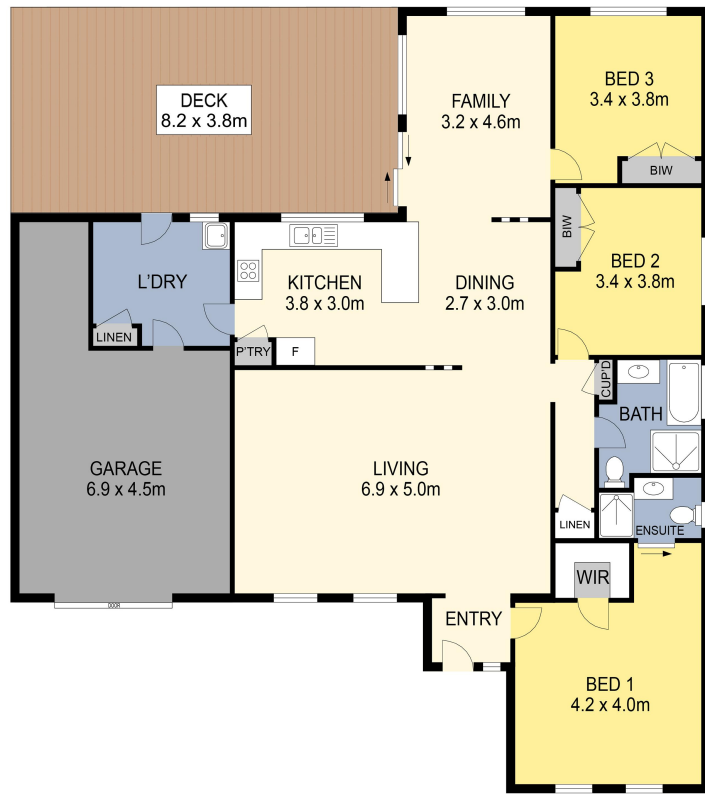
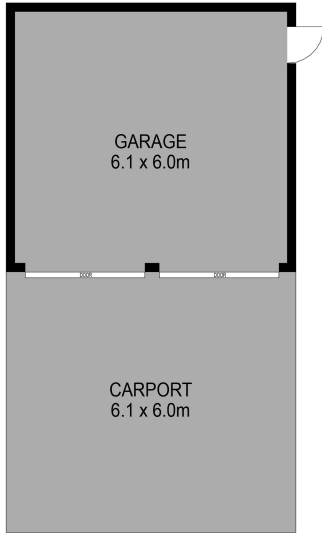
**James Hamilton 0408 135 553**

Licensed Real Estate Agent | [jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

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

2/45 Vulcan Street, MORUYA NSW 2537  
[moruya.ljhooker.com.au](http://moruya.ljhooker.com.au) | [moruya@ljhooker.com.au](mailto:moruya@ljhooker.com.au)





PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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