



233 Wamban Road, Moruya




Rural Comfort with Modern Ease

Positioned just 6km from Moruya in a quiet, residents-only lane, this 2.02 ha (5 acre approx) property delivers the best of country living with the convenience of town just minutes away. Built in 2004, this solid brick veneer residence has been thoughtfully designed for both comfort and flexibility.

The home features 3 bedrooms and 2 bathrooms, with a versatile layout that offers the potential to convert into 4 or even 5 bedrooms, plus a rumpus or study area. North-facing living and entertaining spaces make the most of natural sunlight throughout the day, and the expansive covered deck provides the ideal setting to relax or entertain while overlooking the peaceful rural surrounds.

Year-round comfort is assured with reverse cycle air conditioning, wood-burning convection heating, ceiling and wall insulation, and instantaneous gas hot water. Sustainability is a clear focus here, with 20 solar panels (5.2KW system, battery ready), a bio-cycle septic system, and 45,000 litres of water storage in above-ground tanks.

The land is fully fenced into 3 separate paddocks and includes a large dam, making it perfectly set up for horses, hobby farming or simply enjoying the space. A separate three-bay shed (approximately 63m²) provides excellent room for vehicles, tools or a workshop.

3  2  3 

FOR SALE
\$1,450,000

AGENTS

James Hamilton
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AGENCY

LJ Hooker Moruya
(02) 4474 4433

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**

This is a well-built and beautifully maintained acreage escape, offering the ideal balance of privacy, practicality, and lifestyle-just a short drive from Moruya's town centre, beaches, and schools.

- Land size - 2.02Ha
- Rates - 1,451.84 pa
- Zoning - RU1 Primary Production

MORE DETAILS

Property ID	EKQGT2
Property Type	House
Land Area	2.02 hectare
Including	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

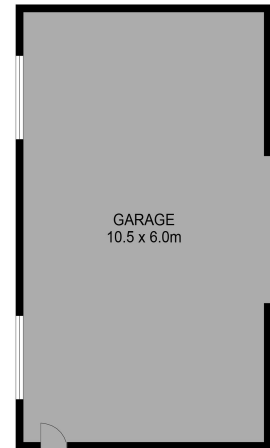
James Hamilton 0408 135 553

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 288m²



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