

235 Wamban Road, Moruya

## Lindfield Lane - Elegant Living




Positioned in a quiet lane for residents only, approximately 6km from Moruya, this impressive lifestyle property offers space, privacy, and quality on a scale rarely found in today's market.

Set amongst beautifully established grounds, the residence has been designed to accommodate large families, entertaining, and everyday country living. With approximately 423sqm under the roofline, the home offers four generous bedrooms, multiple living areas, dedicated dining spaces, and a versatile rumpus or office wing, providing flexibility for families of all sizes.

Upon entering the home, you are welcomed by the warmth of spotted gum flooring, decorative ceilings, and quality timber craftsmanship throughout. Locally sourced custom cedar doors, trims, and windows add character and timeless appeal, while large windows capture natural light and frame the surrounding rural outlook.

At the centre of the home is a spacious kitchen that overlooks the main living areas comforted by electric heating and outdoor entertaining spaces, creating a practical hub for family life. The surrounding lounge, living, dining, and family rooms allow everyone their own space while still maintaining a warm and connected feel throughout the home.

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.

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**FOR SALE**  
\$2,450,000

**VIEW**  
By Appointment

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 **LJ Hooker**

The accommodation wing has been thoughtfully designed for privacy and comfort, featuring four generous bedrooms, each with French doors opening onto tiled verandahs. The master suite is particularly impressive, offering a spacious walk in robe, ensuite, and generous proportions that create a private retreat away from the rest of the home.

Designed to embrace the outdoors, the home is surrounded by expansive verandahs, a covered entertaining deck, and alfresco areas that provide the perfect setting to relax and enjoy the peaceful rural surrounds.

Adding further appeal is the substantial detached garage complex complete with bathroom facilities and an upstairs loft area, offering excellent flexibility for storage, hobbies, a workshop, guest accommodation, or home business opportunities.

The 4.9 (Approx.) acre property provides the space and freedom buyers seek whilst still being only minutes from Moruya's town centre, schools, shopping, medical services, and the beautiful beaches of the South Coast.

This is a rare opportunity to secure a substantial family residence in one of Moruya's most desirable rural locations, offering the perfect balance of lifestyle, convenience, and space.

Approx. 423sqm residence  
Four spacious bedrooms with French doors to verandahs  
Master suite with walk-in robe and ensuite  
Spotted gum flooring throughout  
Custom cedar doors, trims, and windows  
Multiple living, lounge, dining, and family rooms  
Dedicated rumpus room or home office  
Expansive verandahs and outdoor entertaining areas  
Large detached garage with bathroom  
Upstairs loft providing additional flexibility  
Beautifully established grounds and gardens  
Quiet residents-only lane  
Approx. 6km from Moruya township  
Easy access to beaches, schools, and local amenities

## MORE DETAILS

Property ID	EPMGT2
Property Type	House
Land Area	2.01 hectare
Including	Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**James Hamilton 0408 135 553**  
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