



Moruya, 35 Yarimup Place

Country Bliss

Nestled on a peaceful 1.01ha (approximately 2.5 acres) setting, this beautifully maintained 3 bedroom, 2 bathroom home offers eco-friendly living with a solar passive design. Built in 2000, the home faces north, capturing stunning mountain views.

The residence is built with energy efficiency in mind, featuring solar panels and double brick walls on two sides to enhance insulation. Its spacious, open-plan interior is flooded with natural light through large windows, highlighting a spacious timber kitchen.

Each bedroom is equipped with built-in robes, and the master bedroom features an ensuite, enhancing both privacy and functionality. The home offers a large study room, perfect for remote work or as an additional relaxation area.

The home also includes an internal workshop and a double garage with internal access, ideal for projects and storage. The large enclosed spa room is great for entertaining friends



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.



For Sale
\$1,220,000

View
ljhooker.com.au/EHBGT2

Contact
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LJ Hooker Moruya
(02) 4474 4433

and family or step outside to the large outdoor area offering plenty of space and privacy.

This property is ideal for those who appreciate both tranquility and rural living with close proximity to local amenities.

Please call us today to arrange an inspection.

- Rates - \$1,708.63 pa
- Land size 1.01 ha (approx 2.5 acres)
- Solar panels - 6 kw system
- Insulation in walls
- Water tank capacity - 90,000 litres
- Distance to town approx 3km (6 min)

More About this Property

Property ID	EHBGT2
Property Type	House
Land Area	1.01 hectare

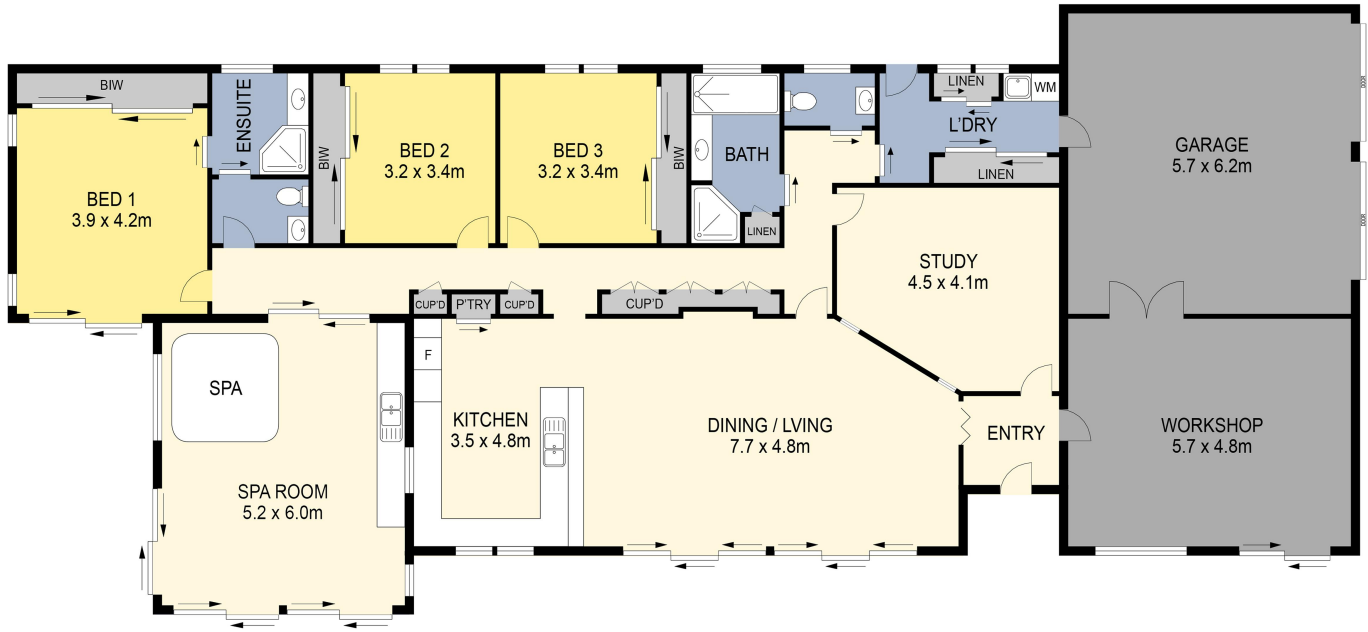
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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