



44 Narambi Close, Moruya

Private Architecturally Designed Home

Set in a peaceful cul-de-sac, this home enjoys complete privacy with a tranquil bush setting on 2.02 Ha. Perched above the treetops, it takes in soft mountain views and a leafy outlook, offering a true escape from the everyday.

Architecturally designed and finished in 2019, this 4 bedroom home balances sophistication and comfort. Vaulted 4.4m ceilings, hardwood timber floors and walls of glass create a bright, open atmosphere that frames the beauty of the bush surrounds.

The heart of the home flows seamlessly to the outdoors, where a wide deck provides the perfect setting for entertaining or simply soaking in the outlook. Council-approved plans for a lap pool integrated into the deck add an exciting option for those wanting to elevate their lifestyle.

Every window draws in the bush surrounds, with sliding stacker doors welcoming natural breezes throughout the day.

The main suite is privately positioned, offering a retreat-like atmosphere complete with a walk-through robe and a luxury ensuite featuring a freestanding bath - an ideal spot to unwind at the end of

4 2 6

FOR SALE
\$1,699,000

AGENTS

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AGENCY

LJ Hooker Moruya
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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the day.

Car enthusiasts, trades, or families with extra vehicles will appreciate the oversized four-car garage with 2.4m high clearance, a double carport, and generous off-street parking for caravans or boats.

Adding to the appeal, the location provides direct access to nearby state forests with endless walking and riding tracks. Families will love the convenience of the local school bus stopping at the end of the road.

Just 7km (around 7 minutes) to Moruya's shops, cafés and services, and only a short trip to the local beaches. This is a rare opportunity to secure a modern home in a premium location.

Contact me today to arrange your inspection.

Land size: 2.02 Ha

Rates: \$1,696.87 Pa

Zoning: C4 Environmental Living

MORE DETAILS

Property ID	EM2GT2
Property Type	House
Land Area	2.02 hectare

James Hamilton 0408 135 553

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TOTAL: 676m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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