



46-47 Bushland Road, Moruya

Malabar Reach

Set across 11.52 hectares (28 acres) of peaceful countryside, this remarkable rural estate has been lovingly cared for over many years and presents an incredibly rare opportunity to secure two separate homes, extensive shedding and beautifully established grounds, all on one title just minutes from Moruya.

Whether you're bringing multiple generations together, creating a private retreat for family and friends, or searching for a lifestyle property with room to grow, this is a place where possibilities are only limited by your imagination.

The first residence with 3 bedrooms, filled with warmth and character, featuring soaring raked ceilings, polished timber floors and generous open-plan living that spills effortlessly onto expansive decks overlooking the surrounding bushland. A crackling slow-combustion fireplace becomes the heart of the home during winter, while large entertaining areas invite family gatherings throughout the warmer months.

Privately positioned nearby, the second home with 3 bedrooms, offers complete independence with its own living spaces, making it ideal for parents, adult children, guests or even supplementary income. A detached studio provides yet another flexible space for hobbies,

6 2 5

FOR SALE

\$2,100,000

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



working from home or creative pursuits.

Outside is where this property truly comes to life. Wander through established gardens, enjoy peaceful afternoons beside the picturesque dam, watch native birdlife amongst the towering gums, or simply relax while taking in glimpses towards the Moruya River. Multiple sheds, machinery storage and open paddocks provide all the infrastructure needed for hobby farming, animals or rural living.

Despite the peaceful surroundings, you're only a short drive from Moruya's cafés, schools, shopping, hospital and some of the South Coast's most beautiful beaches.

Properties of this scale, flexibility and lifestyle appeal rarely become available. Whether your vision is a family estate, a country retreat or a property that can evolve with your family's needs for generations to come, this is an opportunity not to be missed.

- Land size: 11.52 Ha (28 acres)
- Rates: \$1,762.61 pa
- Zoning: RU4 Primary Production Small Lots

MORE DETAILS

Property ID	EPTGT2
Property Type	House
Land Area	11.52 hectare

James Hamilton 0408 135 553

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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