



63 Yarragee Road, Moruya

Acreage Living Just Minutes from Town

Set on approx. 4.29 hectares just 3km from Moruya, this property offers a rare combination of space, privacy, and convenience with a true country feel.

As you arrive via the newly laid bitumen driveway, the appeal of the property is immediate. The setting is private and established, with a welcoming feel as the home comes into view, giving a strong first impression from the moment you pull in.

The home has a warm, rustic character with slate flooring, timber ceilings, and a light-filled open plan layout. The kitchen is a standout, featuring crisp white cabinetry and solid timber benchtops, flowing through to the dining and living area. A large brick fireplace anchors the space, while the raked ceiling and clerestory window bring in natural light.

There are three bedrooms, with the main offering built-in robes, air conditioning, and direct access to the verandah. The main bathroom is centrally located, with a second bathroom combined with the laundry providing practical access from outside.

3 1 5

FOR SALE

\$1,425,000

VIEW

Sat 31st Oct @ 2:15PM - 2:45PM

AGENTS

James Hamilton
0408 135 553
jhamilton.moruya@ljhooker.com.au

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.



Upstairs, a loft-style rumpus adds a second living area, ideal for kids, guests, or a home office.

Outside is where the property really comes into its own. A wraparound verandah overlooks the acreage, while the in-ground pool, covered BBQ area, and outdoor fireplace create a great space for entertaining year-round. You will find a 12 x 7.5m shed for secure parking and workshop space.

A well-rounded lifestyle property offering space for families, room to move, and the convenience of being just minutes from town.

- Land size: 4.29 Ha
- Rates - \$2,152.22 pa
- Zoning - C4 Environmental Living

MORE DETAILS

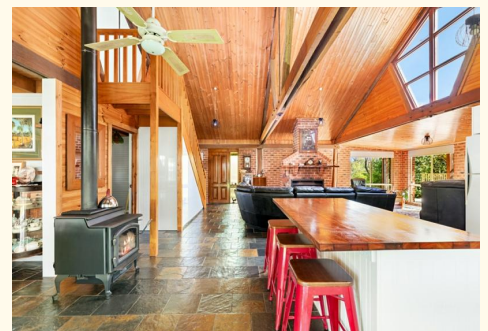
Property ID	EPAGT2
Property Type	House
Land Area	4.29 hectare
Including	Built-in-Robes
	Solar Panels
	Water Tank

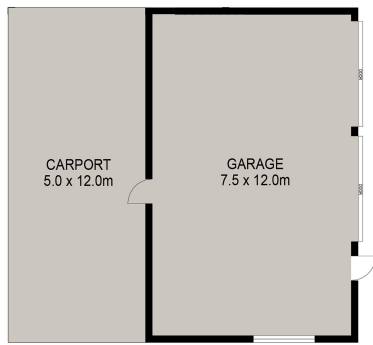
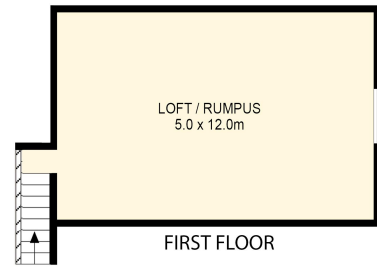
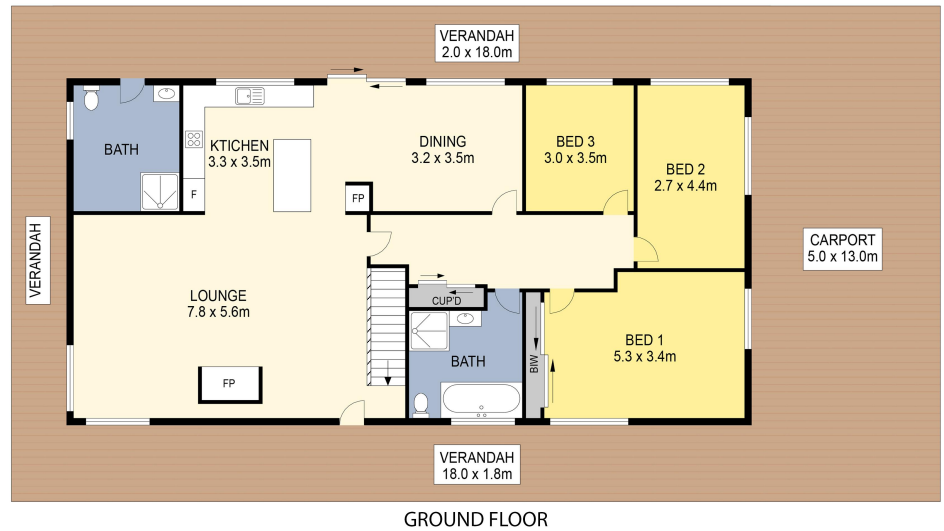
James Hamilton 0408 135 553

Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

LJ Hooker Moruya (02) 4474 4433

2/45 Vulcan Street, MORUYA NSW 2537
moruya.ljhooker.com.au | moruya@ljhooker.com.au





PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

63 Yarragee Road, Moruya

