



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

By Appointment

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.

LJ Hooker

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

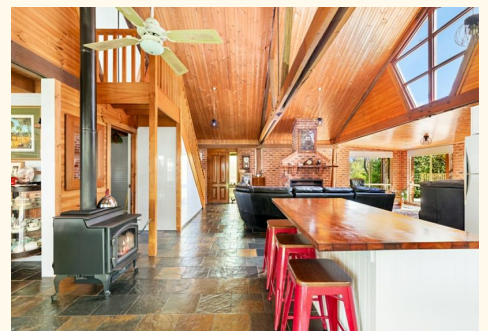
Property ID	EPAGT2
Property Type	House
Land Area	4.29 hectare
Including	Built-in-Robes
	Solar Panels
	Water Tank

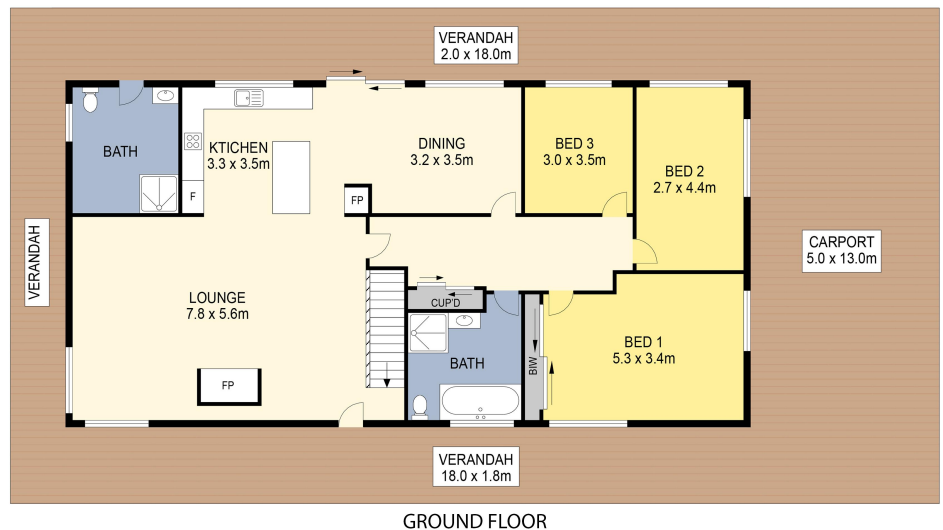
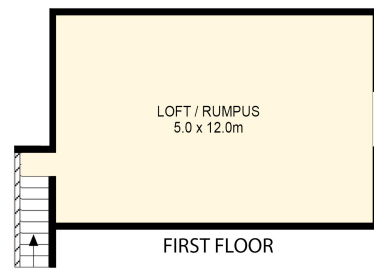
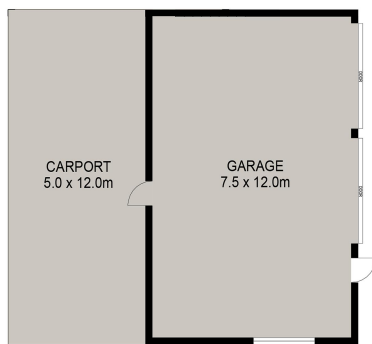
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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