



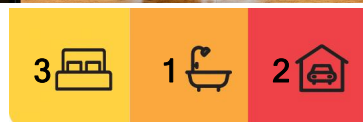
Moruya, 75 Dwyers Ridge Road

Tranquil Living

Set on a serene 2.5 acre (1 hectare) block, in a quiet cul-de-sac just 5km from Moruya, this custom-built eco-friendly home combines sustainable living with modern comfort in an idyllic location. Built in 2015, this north-facing residence is designed to be solar-passive, maximizing natural light and energy efficiency throughout the year.

Inside, the wide hallways lead you through a spacious layout, featuring three bedrooms, one bathroom, and a versatile design allowing for an easy second bathroom addition. The large living area, along with a separate media room (currently used as a study), provides ample space for family activities and work-from-home flexibility. Bamboo flooring throughout adds warmth and character, while extensive storage solutions ensure every item has its place.

Outside, a large timber deck offers a leafy outlook with stunning mountain views, perfect for relaxation or entertaining. The native trees and vegetable gardens are ideal for those



For Sale
Please Call

View
ljhooker.com.au/EG0GT2

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with a green thumb, bringing both beauty and functionality to the landscape.

This property is tucked away in a highly desirable, lesser-known location which promises a peaceful rural lifestyle with close proximity to town.

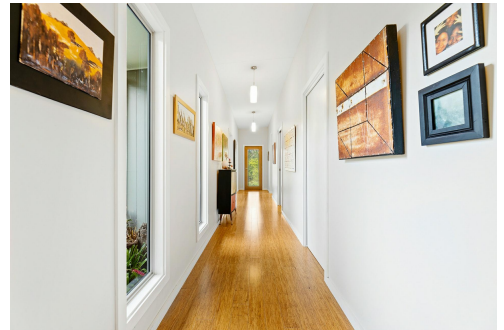
- * Land size: 1 hectare (2.5 acres)
- * Rates: \$1,581.62 pa
- * Distance to town: 4.7 km (7 minute drive) approx
- * Distance to Moruya Airport: 12km (15 minute drive) approx

More About this Property

Property ID	EG0GT2
Property Type	House
Land Area	1 hectare

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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