



75 Dwyers Ridge Road, Moruya

Private and Modern

Set on a peaceful 2.5 acre (1 hectare) block in a quiet cul-de-sac just minutes from Moruya, this thoughtfully designed home offers space, privacy and an easy rural lifestyle without giving up the convenience of town.

The current owners purchased the property and have since made a number of updates and improvements, further enhancing what was already a well-designed and comfortable home. A change in work commitments now sees them reluctantly offering the property back to the market.

Built in 2015, the north-facing home has been designed with energy efficiency in mind, making excellent use of natural light and passive solar principles throughout the seasons.

Inside, wide hallways and a practical floorplan create a strong sense of space. The home features three bedrooms, one bathroom and the flexibility to add a second bathroom if required. A generous main living area is complemented by a separate media room, currently used as a study, making it well suited to families, those working from home or buyers wanting additional living space.

Bamboo flooring adds warmth throughout the home, while excellent

3 1 1

FOR SALE

\$1,200,000

VIEW

By Appointment

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storage has been incorporated into the design for everyday practicality.

Outside, the large timber deck takes in a peaceful leafy outlook and impressive mountain views, providing a great place to relax, entertain or simply enjoy the surroundings. Established native trees and productive vegetable gardens add to the appeal, with plenty of room to further develop the property to suit your lifestyle.

Tucked away in one of the area's quieter pockets, the property offers the privacy and space of rural living while remaining less than 5km from Moruya.

- Rates - 1,703.33pa
- Land size- 1 ha (approx. 2.5 acres)
- Built in 2015

MORE DETAILS

Property ID	EQDGT2
Property Type	House
Land Area	1 hectare

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