



75 Yarragee Road, Moruya

Country Living Close to Town

Set on approx. 1.15 hectares (2.84 acres) amongst the established gardens and mature trees, the property offers a relaxed country lifestyle with plenty of space, while remaining only minutes from the centre of Moruya.

The home features a large open plan lounge and dining area, complete with a fireplace and plenty of natural light, creating a comfortable central living space. The kitchen and dining area adjoins the main living room and offers good bench space and storage. The two bedrooms are generous with built-in robes, with the main bedroom also featuring a walk-in robe.

Running almost the full length of the home is an impressive 20-metre verandah, providing plenty of covered outdoor space to sit back and enjoy the peaceful leafy surrounds.

Outside, the property really comes into its own. The established grounds feature an in-ground swimming pool, landscaped gardens, raised vegetable beds and open lawn areas, with plenty of room to enjoy the country lifestyle.

A standout feature is the separate 12m x 6m garage/workshop, offering an exceptional amount of space for vehicles, tools,

2 1 2

FOR SALE

\$1,100,000

VIEW

By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



equipment, storage or hobbies.

Yarragee Road is a great location for those wanting some extra space and a country setting without being too far from town. Moruya's shops, schools, cafes and everyday services are only a short drive away, giving you the convenience of town while enjoying the privacy and space of acreage living.

- Land size - 1.15 ha (2.84 acres)
- Rates - \$2,425.47 pa
- Zoning - RU4 Primary Production Small Lots

MORE DETAILS

Property ID	EQ3GT2
Property Type	House
Land Area	1.15 hectare
Including	Verandah
	Gas
	Pool
	Storage

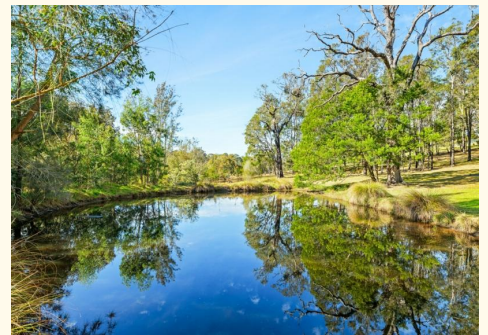
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INTERNAL: 120m²
EXTERNAL: 65m²
TOTAL: 185m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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