



## Moruya, 8 Mountain View Road

### Elegant Living

Set on an impressive 2 hectare (5 acre) estate, this grand 5 bedroom, 3 bathroom residence exudes elegance and space, perfect for those seeking a blend of luxury and rural living. The home has been designed to offer comfort and style, making it a standout property.

The expansive master suite is truly a retreat, featuring a large walk-in robe and an ensuite, with its own separate wing ensuring ultimate privacy from the rest of the home. The three additional bedrooms are generously sized, providing comfort and space for family members or guests. A dedicated study offers a quiet place for work or study, while the formal layout includes separate dining and living areas as well as a formal lounge for entertaining or relaxing in style.

Step outside to the large deck where stunning views of the property and its manicured gardens unfold. This outdoor space is perfect for entertaining, whether it's family



**For Sale**  
\$1,600,000

**View**  
By Appointment

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**LJ Hooker Moruya**  
**(02) 4474 4433**



barbecues or quiet evenings taking in the serene landscape. The inground pool adds another element of luxury, surrounded by meticulously maintained gardens and greenery.

If you are a garden enthusiast, the property boasts an extensive veggie patch and flourishing fruit trees, complemented by a large dam that provides water for irrigation, making it a functional and sustainable retreat. Solar power and ample water storage ensure that the property is as efficient as it is beautiful.

The double garage offers internal access for convenience, and with its expansive land, this property is ideal for horse enthusiasts or anyone looking to enjoy the benefits of acreage living while still being within a short distance to town.

This stunning home is the epitome of country elegance, combining the best of rural charm with modern comforts, offering both a luxurious lifestyle and practical features for everyday living.



## More About this Property

Property ID	EFSGT2
Property Type	House
Land Area	2 hectare
Including	Toilets (4)

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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