



Moruya, 9 Wamban Road

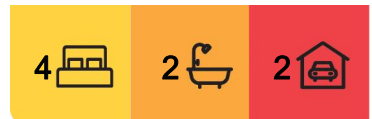
Rural Escape

Located on 2.53 hectares (just over 6 acres) property, this 4 bedroom, 2 bathroom home is an ideal setup for the hobby farmer or horse enthusiast. Situated in the sought-after Moruya area, the home is not only spacious but also perfectly adapted for rural living with practical amenities.

The house features a flowing layout with an expansive kitchen, dining, and living area that's equipped with contemporary appliances and plenty of storage. These areas are designed to be the focal point for family life and social gatherings.

All bedrooms are spacious and the master bedroom benefits from an ensuite bathroom and built-in wardrobes. A separate, family-sized spa bathroom accommodates the additional bedrooms.

Outdoors, the property shines as an ideal setup, it includes horse stables and a large



For Sale
\$1,150,000

View
ljhooker.com.au/EJ2GT2

Contact
James Hamilton
0408 135 553
jhamilton.moruya@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Moruya
(02) 4474 4433

round yard ideal for those with horses or looking to keep livestock. The expansive land also hosts a variety of trees and has ample space for vegetable gardening, further enhancing its appeal for those looking to embrace a self-sufficient lifestyle.

Set just a short drive to Moruya CBD with excellent facilities, this property offers the perfect blend of rural privacy and convenience, making it a prime choice for anyone eager to enjoy the benefits of countryside living.

Additional Features:

- * Solar-heated swimming pool (that is filled from purpose built rain water tank).
- * Double garage with an extra carport providing ample space for vehicles and equipment.
- * Reverse cycle ducted air conditioning.
- * Town water.
- * School bus pick up near the bottom of the driveway.
- * Excellent mobile service and strong broadband internet available.
- * Rates \$2,096.23 pa

More About this Property

Property ID	EJ2GT2
Property Type	House
Land Area	2.53 hectare
Including	Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

James Hamilton 0408 135 553
Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

LJ Hooker Moruya (02) 4474 4433
41 Vulcan Street, MORUYA NSW 2537
moruya.ljhooker.com.au | moruya@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Moruya
(02) 4474 4433



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



9 Wamban Road, Moruya



LJ Hooker Moruya
(02) 4474 4433

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.