

205 Araluen Road, Moruya, NSW 2537



Sold House

Saturday, 4 November 2023

205 Araluen Road, Moruya, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 5965 m2

Type: House



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\$1,100,000

Discover the embodiment of contemporary comfort and rural living in this exceptional split-level home, built in 2020 and nestled on approximately 1.5 acres of pristine land. A true gem awaits you in this property. Upon entering, an expansive foyer extends a warm welcome, guiding you to the core of this home. As you descend into the open-plan living, dining, and kitchen, you'll immediately notice the soaring 3.5-meter-high ceilings, which impart a sense of grandeur to the space. The kitchen is a true haven for culinary enthusiasts, boasting a high-end 900 stainless steel Smeg upright oven with a 5-burner gas cooktop, an electric oven, a Smeg stainless steel dishwasher, an inviting island with ample counter space, and a convenient stainless steel double sink. Pendant lighting adds a touch of elegance, all complemented by the added convenience of a walk-in pantry. The open-plan living area seamlessly flows into the alfresco dining space, complete with an outdoor kitchen. This welcoming space invites you to savor stunning views, including the newly installed saltwater heated pool complete with swim jets, shimmering in the sunlight, the serene expanse of rolling pastures where horses graze, and even distant glimpses of the ocean - a flawless blend of a summer paradise and the enchantment of countryside living. This exceptional property showcases:

- A soothing neutral color scheme.
- A spacious and open floor plan.
- Elegant plantation shutters throughout.
- An opulent master suite retreat with high ceilings, a generously sized walk-in robe, and a luxurious ensuite featuring a frameless shower, double sinks, and an indulgent large tub. Here, you can unwind while gazing over the sprawling acres and the pool.
- Three additional generously proportioned bedrooms.
- A stunning primary bathroom featuring a frameless shower enclosure, a luxurious rainwater shower head, a spacious vanity, and an inviting large freestanding bathtub.
- A versatile separate lounge, ideal for use as a media room or a productive home office.

Abundant storage and workspace, including a double garage with convenient internal access and a separate shed equipped with a workshop and additional garage space, tailored for hobbyists and car enthusiasts.

- The added advantage of an 8.8 kW solar system for eco-conscious living.
- Year-round comfort ensured by ducted heating and cooling throughout the home, comprising 3 zones, complemented by chic ceiling fans.
- Low-maintenance outdoor areas featuring Eco-decking that surrounds the pool delivering a carefree lifestyle.
- Peace of mind with a security system enhancing both security and safety.
- A convenient location approximately 2km from Moruya township, providing easy access to amenities and services.

This property, with its prime location, generous size, and an array of outdoor amenities, has been meticulously designed to cater to the varied interests of every family member. Whether you yearn for serene relaxation by the pool, a dedicated space for pursuing hobbies in the workshop, or the chance to establish your own farm-to-table hobby farm, it offers a unique blend of opportunities to suit all tastes. Don't miss the chance to transform this idyllic country retreat into your dream home. Contact us today to schedule a viewing and embark on the journey of making this exceptional property your very own. A detailed fact sheet is available upon request.