

21 Larrys Mountain Road, Moruya, NSW 2537



Acreage For Sale

Monday, 23 October 2023

21 Larrys Mountain Road, Moruya, NSW 2537

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 7 m2

Type: Acreage



Janet Donnelly
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AUCTION Saturday 13th January 2024 at 11am Onsite

Nestled in the heart of the serene landscape of Moruya, a township that has been steeped in history since its establishment in 1850, this piece of land holds a tale of remarkable significance. It was in the year 1829 when this land was first owned and built upon by a man named Francis Flanagan, who named it after his beloved homeland in Ireland. Mr. Flanagan holds the distinction of being the first non-aboriginal resident of Moruya, making this property an intrinsic part of the region's rich heritage. This 7.97-hectare expanse of land, bearing RU1 zoning, offers a myriad of possibilities for those seeking to become stewards of its historical legacy. Under RU1 zoning, one can explore options such as dual occupancy, eco-tourist facilities, restaurants, cafes, and much more. The immense potential for development and land use is a testament to the prime location, with the added advantage of highway exposure. The land also boasts an elevated house site that not only offers breathtaking views of the surrounding countryside but also provides a tranquil setting to construct a new chapter in Moruya's history. The echoes of the past resonate in every rustling leaf and babbling brook of the property, where the first St. Mary's Catholic School found its roots in 1847. Though the original school building met a tragic fate in a fire, it was reborn and relocated to its current location, marking yet another chapter in the enduring history of this place. Francis Flanagan's vision and legacy endure in the foundation of this property, making it a unique and cherished piece of history. The potential to weave the past with the present, thanks to its zoning, is an opportunity waiting to be embraced. Whether you envision an eco-tourist retreat, a cozy dual occupancy, or a charming restaurant and cafe, this land is ready to be part of the next chapter in the evolving story of Moruya, offering not only a historic backdrop but also the promise of a bright and prosperous future.