

**22 BULL PADDOCK LANE, Moruya, NSW 2537**



**Sold Acreage**

Wednesday, 18 October 2023

22 BULL PADDOCK LANE, Moruya, NSW 2537

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: Acreage**

## Contact agent

Welcome home to your dream property on 5 acres of cleared and fully fenced land a few minutes driving distance from Moruya Town Centre and the site of the new Eurobodalla Hospital. Easy access to the areas many stunning unspoilt beaches, public and private schools and the Moruya airport, makes this the perfect choice for your new country lifestyle or investment opportunity. This beautiful property offers modern living, situated in a quiet cul-de-sac with sealed roads to town and the Princes Highway.

**INSIDE FEATURES**

- Open plan kitchen/dining and family room, with a stunning rural outlook. Here you can sit and sip your coffee and watch the varied birdlife, including the resident family of Kookaburras.
- Large windows throughout the house provide an abundance of natural light.
- The kitchen features an island and cabinetry with stone worktops, quality stainless steel appliances, gas cooktop, 90cm electric oven and walk-in pantry.
- Separate lounge is perfect as a second living space or media room.
- Spacious master bedroom suite with large walk-in wardrobe and views across your acreage from the bedroom window.
- Ensuite to master with walk-in shower, floor to ceiling tiles and plantation shutters.
- 3 additional bedrooms all with built in wardrobes.
- Family bathroom with bathtub, free-standing shower, vanity and toilet.
- Separate laundry with storage.
- Spacious linen and storage cupboard.
- Gas fired wood effect heater in main living area.
- Ceiling fans in all main areas and bedrooms.
- Downlights in all rooms set in 2.59m above standard height ceilings.
- Quality double roller blinds in each room.
- Bamboo flooring throughout for quick and easy cleaning.
- Tiled flooring in bathrooms and laundry.
- 2 car garage with remote control operated door.

**OUTSIDE FEATURES**

- This single level Hamptons style home with inviting front façade is set in 1 acre of easily maintained fenced lawn with garden beds.
- The 4 acres of paddock is cleared and fully fenced, suitable for horses or livestock and has a dam.
- Spacious shed for extra garaging and use as a workshop with workbench and shelving.
- Concrete driveways with ample car parking and additional hard standing at the side of the property provides parking options for a caravan, boat or trailer.
- The covered verandah at the front of the house and deck at the rear have Italian wood effect tiling that is easy to clean and maintain.
- 110,000 liter rainwater tank provides plenty of water for the house and garden.
- Solar hot water system, with electric booster.
- Raised veggie beds for your own home grown produce and a wildflower garden to attract the bees.

Zoned RU4 this property is zoned for dual occupancy subject to council approvals. Council Rates: \$1,667.66 annually. A quality, modern property in this wonderful location on cleared acreage is a rare find, so don't delay and contact Property Now today to arrange a private inspection. Price is open to negotiation.