

279 Pollwombra Road, Moruya, NSW 2537



Sold House

Wednesday, 20 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House

\$1,060,000

This charming acreage offers a rare blend of country and coastal living. Set on 2.53ha (approx. 6.25 acres) you will find a classic and comfortable house with large open plan living flowing to covered north facing deck to enjoy relaxing and entertaining while enjoying the tranquil outlook. The country style kitchen has gas cooktop, electric oven and good storage and bench space. The timber clad ceilings and a neutral palette all blend harmoniously creating a warm and welcoming ambience. The slow combustion fireplace is perfect to cosy up on those chilly nights. The two spacious bedrooms have built in robes and there is a family bathroom, separate toilet and huge laundry with lots of storage. The separate recently renovated studio with bedroom, living room and stylish bathroom is perfect for extended guests and family. The double carport and large 12 x 8 metre shed with extra height, small dam (with pump), multiple water tanks totaling 65,000 litres, sprinkler system and vegetable garden are some of the additional features that complete this appealing package. The wrap around veranda offers lovely spaces to sit back and enjoy the serenity and overlooks the established trees and native plants that attract a vast array of birdlife. The four-seater spa bath with views across the private acreage is an added luxury. Now more than ever is the time to make your lifestyle change. Maybe start that self-sufficient lifestyle you've been dreaming of. A perfect blend of comfort and character and a rare offering of country and coast. Ideally located close to the township of Moruya with Airport, boutique shops, vibrant restaurants and cafes, bookshop, library and popular country markets and proposed new Regional Hospital. The nearby beaches are considered some of the best on the South Coast. Features include:- Large north-facing covered timber deck- Covered wrap-around verandah- 4-seater spa bath with shade cover- Separate one bedroom studio with R/C air conditioning- Large 12 x 8 metre lock-up shed with extra height- Double carport- Fully fenced low maintenance gardens- Pathways with drainage- Intermittent running creek runs through the property- Small dam with pump- Three water tanks with total capacity of approx. 65,000 litres- Grey water system / septic- Sprinkler system for bush fire prevention- Well-equipped kitchen, with dishwasher, gas cooktop and electric oven- Slow combustion fireplace, R/C air conditioning and ceiling fan in living room- Both bedrooms have BIR and carpet- Timber vinyl flooring- New window coverings installed 2 years ago- Painted internally 3 years ago- Two garden sheds- Satellite available- ADSL (with Telstra)- Land size 6.25 acres - Rates \$1, 525 p/a- Potential Rental \$500 to \$550p/w