

# 28 Yarragee Road, Moruya, NSW 2537

**BLACKSHAW**

## House For Sale

Tuesday, 14 May 2024

28 Yarragee Road, Moruya, NSW 2537

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Sandra Masters

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## AUCTION

Rural living should mean space and lifestyle, not isolation. Here on this stunning acreage on Yarragee Rd you have all the benefits of rural living with all the conveniences of residential proximity. This 2.85 acres home is perfectly set amidst serene landscapes, offering the quintessential rural lifestyle without compromising on proximity to essential amenities. As you meander up the tree-lined driveway, you're greeted by a fully renovated home exuding rustic charm and modern comforts. Inside, high ceilings adorned with exposed timber beams create an airy and sun filled ambiance, while the generously sized kitchen boasts all the contemporary conveniences set against timeless timber benchtops. With ample storage and a perfectly paired pantry, meal prep becomes a delight. There are 3 generous bedrooms, all with built ins plus a multipurpose space that could be a 4th bedroom, office or rumpus room depending on your family needs. There is ample storage throughout the home, including the much loved 'mud nook'. Outside, the sprawling grounds cater to all, from spaces for chickens, ducks and fur friends, to a charming kids' cubby house, there is room for the whole family here. Privacy is assured by the fully fenced perimeter, bordered by established trees and fruit-bearing orchards. Entertain effortlessly on the undercover deck overlooking a transformed outdoor oasis complete with a soothing water feature and inviting fire pit. Convenience is equally paramount here, you are just a mere 5min (2.4km) drive to Moruya town centre and less than that again to the Gundry Store for all your coffee and other indulgent, but necessary, treat needs. Whilst you are also close to all the pristine beaches the Moruya area has on offer, just 2.5km at the end of the road is the 'Yarragee' access to the Moruya River and pristine swimming spot, a unique treat coveted by the locals. Escape to rural bliss without sacrificing convenience at this breathtaking acreage. Don't miss your chance to make this idyllic retreat your own, my vendors have purchased elsewhere and they are motivated to see a result on auction day if not prior. So book your inspection today and come and fall in love with everything this unique lifestyle has to offer!

Features:- 2.85 acres, fully fenced- Fully renovated home- Large machinery shed and plenty of storage for all the toys- 3 bedrooms plus a 4th bedroom or rumpus/parents retreat- Single lock up garage with internal access- Established fruit trees and privacy hedges- R/C Air conditioning- Solar system- Rates \$1,925.13 p/a- Potential Rent - \$600 to \$650 p/w