

**315 Pollwombra Road, Moruya, NSW 2537**



**House For Sale**

Friday, 24 May 2024

315 Pollwombra Road, Moruya, NSW 2537

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Kate Quinlivan  
0413934745



Clarinda Campbell  
0414352573

**\$1,300,000 - \$1,400,000**

The combination of acreage with extraordinary ocean views is possibly the most revered property in the real estate world. A fusion of country meets coastline panorama is simply breathtaking in person. The sounds of the bush, the fingers of early sunlight witnessed over a morning coffee curled up in front of the fire you would be forgiven for thinking you are the only person on earth. As the sun shows itself above the ocean horizon it showcases the property in all its glory. A bespoke home that blends style with functionality. Custom designed to compliment the bush surrounds, never venturing far from the organic materials of timbers, glass and natural landscape stone. The outdoor entertaining deck flows from the spacious living area that enjoys a private screening of trees and ocean backdrop. A large part of the home is stairless, including a sun filled living area with cosy fireplace, solid blackbutt timber flooring with lofted ceilings. The modern kitchen caters for the family with custom cabinetry, Bosch appliances and blackbutt timber benchtops, the style adding to this home's ambience. Three spacious bedrooms with built-in wardrobes are all on this level; including the master bedroom and ensuite with sliding doors to the balcony. Imagine the visual impact of waking up to the surrounding bush and breathtaking ocean panorama from your bed. Upstairs, a versatile fourth bedroom/living area includes a balcony and a projector for movie nights on a grand scale, or watch the waves break on Broulee Island as you work from home. The external areas of the home are as carefully curated with outdoor shower, cubby house, entertaining area with pizza oven, garden shed, double carport, and established gardens. There are so many beautiful inclusions in this home we have created a detailed prospectus that we can provide. This property is special and inspection will be an impact on all your senses.