

5 Guthrie Street, Moruya, NSW 2537

Acreage For Sale

Friday, 29 March 2024



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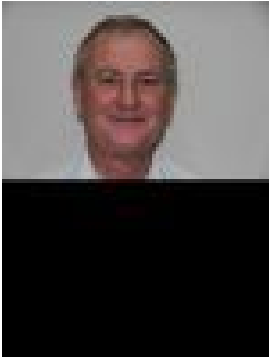
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3 m2

Type: Acreage



Peter Asbury
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Melinda Asbury
0402200889

\$1,400,000

A rare opportunity to purchase this charming and rustic home which is set on an 8 acre property of river flats within a stone's throw of the township of Moruya. The property is divided into 6 paddocks with 3 established horse shelters. All paddocks are fed by bore water, therefore maintaining a constant supply of water to troughs whether for horses, cattle or supply to market gardens if you so desire. Upstairs has a large back deck overlooking the paddocks to the south. Entry is from the deck through the vestibule or coat/storage room and leads into the well-equipped kitchen/dining and open plan lounge room. An abundance of natural light streams through windows on 3 sides giving great views over the surrounding farmland. There are 2 bedrooms upstairs, the master bedroom located at the front with views north. Both bedrooms are serviced by the main bathroom. Downstairs is another 2 bedrooms and a sitting room with a separate toilet and shower plus an outside laundry. In the house paddock there is a freestanding double garage and an old-style tack room or storage shed. This is an opportunity not to be missed, a desirable location within a short distance to town and all its amenities. Inspections by Appointment