

280 Percy Davis Dr, Moruya, NSW 2537

Sold - 4/03/2022

House 4 3 4



Coastal-Bush Dream Luxury Lifestyle on 14.18 Hectares (approx

Coastal-Bush Dream Luxury Lifestyle on 14.18 Hectares (approx 35 acres) of Nature Filled Seclusion

Open for Inspection

By Appointment.

Best of both worlds. Bush-sea, nature-filled seclusion, close to everything – only a 7 min drive to Moruya, 10 min to Broulee Beach and Moruya Airport, 20 min to Batemans Bay.

Luxury and modern convenience with no compromises. Stunning, unique home that will exceed your expectations.

No expense has been spared on the meticulous renovation with quality fixtures and fittings including large format porcelain tiles throughout the main living-kitchen areas and luxury wool carpet in the formal living and bedrooms.

Every room is generously proportioned. From the moment you step into the spacious entry you know that space is not going to be an issue.

The enormous kitchen is all part of an open family, kitchen, dining area. It has been created for entertaining with a Rosieres Paul Bocuse 1200mm Range Cooker with two full-size ovens for serious cooks.

The lounge room has a fan-forced gas fireplace and luxury carpet that is just pure heaven to walk on. It features wall-to-ceiling block-out curtains which turn the room into a magnificent movie room. Three metre stacker sliding doors lead out onto a screened alfresco patio area of grand proportions.

The massive rumpus room has lots of natural light and features the third bathroom with access to the outside – great for a quick wash off after being to the beach or working in the garden. It has its own large reverse cycle air conditioner and ceiling fan. Ideal for guest accommodation or even an art studio.

The master suite has a large walk-in robe and a beautiful ensuite. It has a private screened patio overlooking the garden and hydrotherapy spa, a perfect place to relax with a glass of wine. Two of the remaining three bedrooms are queen size and light-filled. The smallest of the bedrooms the owners use as an office but is easily a generous single bedroom.

Vehicle accommodation is well catered for with an oversized double carport, a functional 6mX15m powered shed and ample parking bays.

The beautifully landscaped gardens in the “house yard” are just under 3 acres and feature predominantly native plants and are securely fenced with 1200mm high fencing making it secure for both children and pets.

The land is abundant with amazing birdlife, incredible wetland, natural bush, and boundary tracks. There is a cleared area ideal for recreational fun. It is truly a nature lover's dream.

Listed By

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