

91 Percy Davis Drive, MORUYA, NSW 2537

Off-Grid Equine Lifestyle on 150 Acres, Minutes from Moruya

Set on a sweeping 150-acre holding just minutes from Moruya, 91 Percy Davis Drive is the kind of property that makes you slow down the moment you arrive. Private, productive and completely off-grid, it's a rare blend of lifestyle freedom and genuine rural capability - with room for extended family, guests, or a tidy income stream.

At the heart of the property sits a spacious four-bedroom homestead designed for easy country living. Light-filled interiors open out to wide verandahs that invite morning coffees with a view and long afternoons watching the sun roll across the paddocks. There's a relaxed, welcoming feel throughout - a true family base where everyone can spread out, settle in, and feel at home.

A separate two-bedroom cottage adds a huge layer of flexibility. Whether you're accommodating visitors, setting up multigenerational living, or exploring short/long-term rental potential, the cottage is perfectly positioned to provide privacy while still feeling connected to the main residence.

Outdoors is where this property really shines. An inground pool anchors the leisure zone and turns summer into a daily holiday - ideal for kids, entertaining, or simply floating the day away after checking stock or fencing. For horse lovers, the infrastructure is already in place: a dedicated horse arena for training or riding, plus a secure holding yard that makes day-to-day care effortless. It's a ready-made equine setup that will have you in the saddle from day one.

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TYPE: For Sale

INTERNET ID: 121P0536

SALE DETAILS

\$2,900,000

CONTACT DETAILS

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Beyond the homestead surrounds, the land opens up into a broad rural canvas: a mix of usable country suited to grazing, hobby farming, horses, or just enjoying the space and serenity that only acreage can offer. A dam provides a dependable water source for stock and lifestyle needs, rounding out the practicality of the holding.

Infrastructure is a standout. A substantial machinery shed, additional sheds, and plentiful storage mean you're ready for serious rural use - from tractors and vehicles to workshop space, feed storage, and farm essentials. The off-grid setup delivers true independence and peace of mind, letting you live sustainably without compromising comfort.

This is a property that caters to the dream without losing touch with reality: big enough to work, beautiful enough to escape to, and close enough to town and the coast to keep life convenient. If you've been searching for a genuine country lifestyle with all the hard work already done, 91 Percy Davis Drive is waiting for you to make it your own.

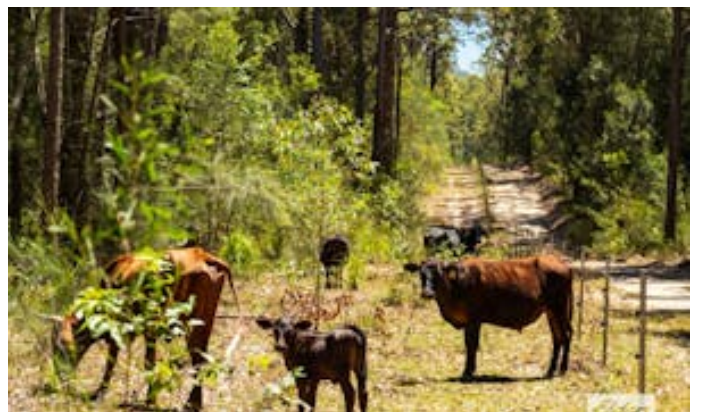
Other features: Pool

- Land Area 60.8 hectares
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 5
- Ensuite





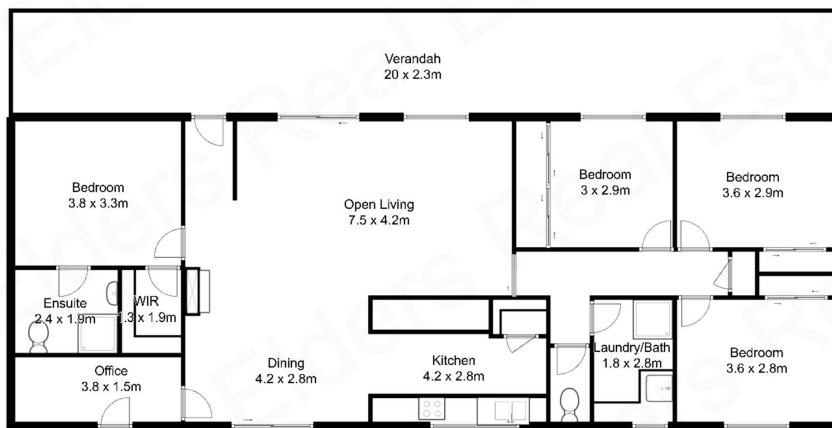
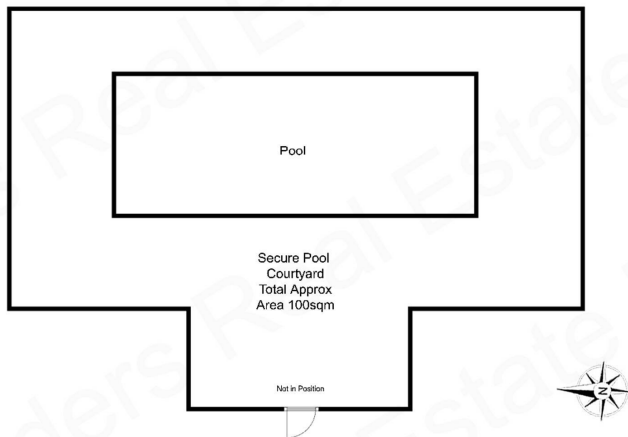




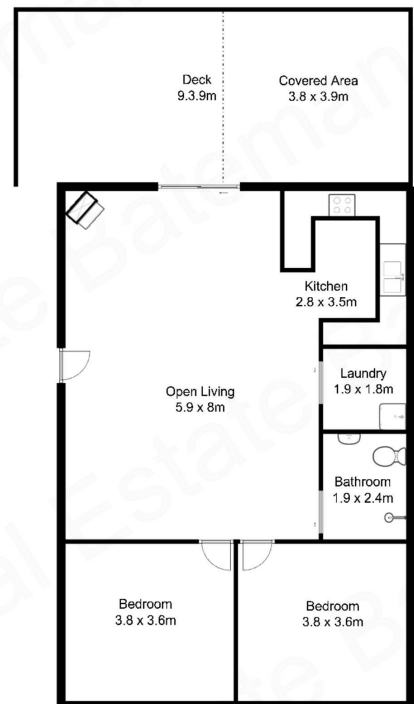


Approximate floor area
Main Residence: 183 square metres
Second Residence: 130 square metres

Property includes
Closed Shed: 12 x 15m + covered area
each side 3.9 x 7.5m
and 2.4 x 7.50
Open Shed: 12 x 8m + attached closed Shed 8 x 8m
Open Shed 13 x 20m



Main Residence



Second Residence
Not in Position



All measurements and boundaries are approximate and are intended as a guide only