

135 Larrys Mountain Road, MORUYA, NSW 2537

Versatile Acreage Living with Room to Grow

Welcome to 135 Larrys Mountain Road, a thoughtfully designed lifestyle property offering comfort, flexibility, and space â## all set on a predominantly flat and low-maintenance block just minutes from the heart of Moruya.

This well-appointed home features four bedrooms, including a generous main suite complete with a walk-through robe and stylish ensuite with a double shower. The second bedroom is impressively sized with a double built-in robe, while the third offers its own built-in storage. The fourth room provides flexible use as either an additional bedroom or a dedicated media room to suit your family's needs.

The central bathroom includes a large bath and separate shower, with a separate WC for added convenience. A well-equipped laundry with external access and built-in storage ensures everyday functionality.

Timber flooring flows beautifully through the hallways and open-plan kitchen, dining, and living area, where a wood heater adds warmth and charm. The kitchen is a home chef's dream, complete with island bench, two ovens, dishwasher, and ample cabinetry, all connecting effortlessly to the undercover alfresco space with a built-in outdoor kitchen-ideal for year-round entertaining.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 121P4720

SALE DETAILS

\$1,650,000

CONTACT DETAILS

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Outdoors, the grounds are easy-care and largely flat, offering both peace and practicality. A standout feature is the large five-bay shed, with the fifth bay cleverly converted into a multipurpose office or rumpus room, complete with its own bathroom-perfect for those seeking space to work from home, run a small business, or accommodate guests.

Adding further value is a current DA approval for a second dwelling and the bonus of a previously approved DA for a swimming pool, giving buyers future flexibility and potential.

Offering the best of semi-rural living without compromising on modern comfort, this property is a rare opportunity to secure a lifestyle address with room to grow.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 1.01 hectares
- Building Area: 260.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 6



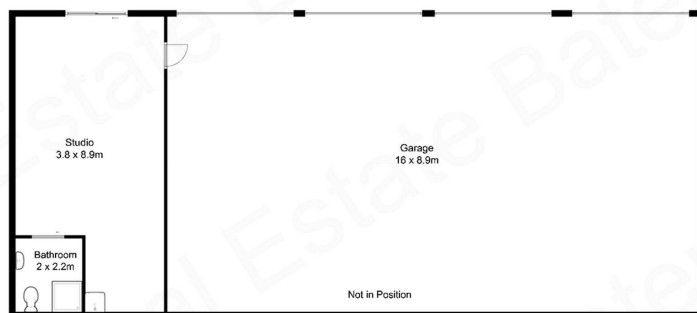
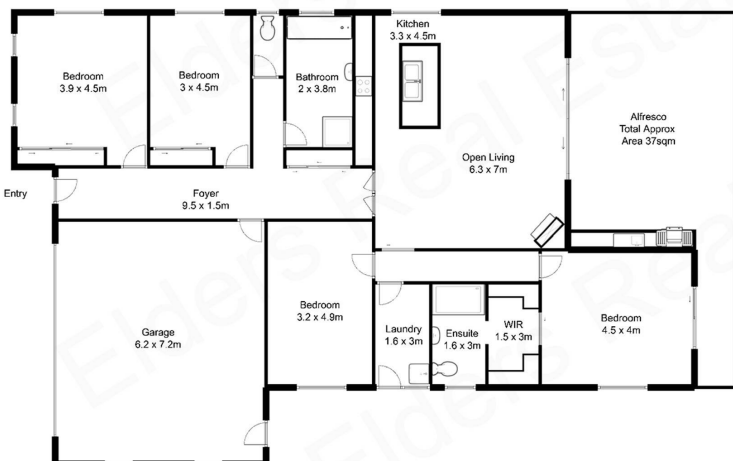
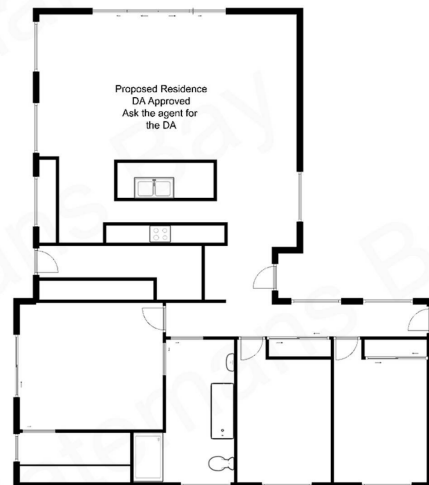






Approximate floor area
House: 260 square metres
Shed
Proposed Residence: 142 square metres

Block Size
10,091 square metres



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



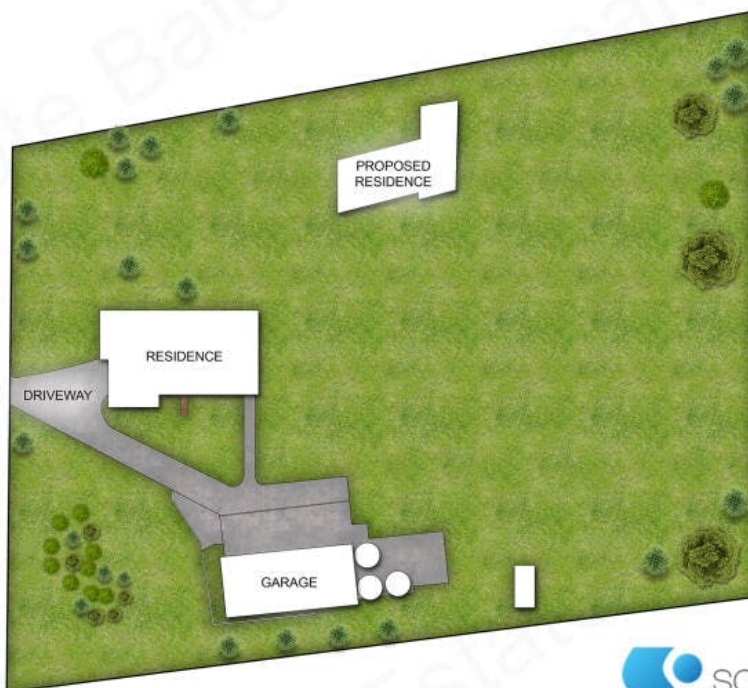


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Proposed Residence
Contact Agent for
DA Approval



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