



121 Donnelly Drive, MORUYA, NSW 2537

Exceptional Lifestyle with Premium Equine Infrastructure

Set within one of Moruya's renowned horse precincts, this exceptional lifestyle property combines the comfort of modern residential living with outstanding equine facilities. Designed for those seeking the ultimate equine lifestyle without sacrificing convenience, this is a rare opportunity to secure a quality property in one of the South Coast's most sought-after horse communities.

The welcoming home has been thoughtfully designed for relaxed family living, featuring separate living and dining areas, a spacious kitchen with ample bench space and storage, a bright sunroom and generously sized carpeted bedrooms.

Tiled flooring throughout the main living areas provides easy care, while the main bedroom offers the added comfort of an ensuite, ceiling fan and air conditioning. Covered parking and multiple sheds complete the practical features of the home.

Purpose-built for horse enthusiasts, the property's outstanding equine infrastructure is ready for immediate use. With 30 stables, including 14 constructed within the past 12 to 18 months, there is ample capacity for training, agistment or private use. A brand new eight-horse walker, quality sand round yard and extensive shedding further enhance this impressive offering.

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: 121P4879

SALE DETAILS

**FORTHCOMING
AUCTION**

CONTACT DETAILS

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Located within Moruya's established equine precinct, the property is less than 500 metres from Moruya Racecourse, approximately three minutes from Moruya Airport and only a short drive to Moruya CBD, local caf  s, schools and everyday conveniences.

The property's close proximity to both Bengello Beach and the Moruya River provide an excellent opportunity for trainers to incorporate beach and water work into their conditioning programs, complementing the outstanding on-site facilities. It offers the ideal balance of a professional equine operation with the convenience of town living.

Property Features

- Spacious family home with separate living and dining areas
- Large kitchen with generous bench space and storage
- Light-filled sunroom
- Carpeted bedrooms with tiled living areas
- Main bedroom with ensuite, ceiling fan and air conditioning
- Covered parking
- 30 stables, including 14 recently constructed
- Brand new eight-horse walker
- Quality sand round yard
- Multiple sheds providing excellent storage and workspace
- Ideal access to beach and river training
- Less than 500 metres to Moruya Racecourse
- Approximately three minutes to Moruya Airport
- Close to Moruya CBD, caf  s, schools and essential services

Whether you are searching for a professional training base, lifestyle acreage or a home with exceptional equine facilities on the NSW South Coast, 121 Donnelly Drive, Moruya presents a rare opportunity to secure a property that offers both lifestyle and functionality.

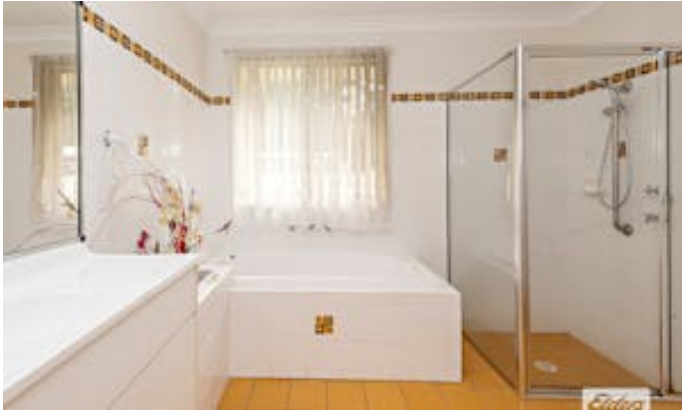
With quality infrastructure already in place, outstanding access to Moruya Racecourse, the beach and river for conditioning work, and a location highly regarded within the local horse community, this is a property ready to be enjoyed from day one.

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.

Other features: Car Parking - Surface, Close to Schools, Close to Shops

- Land Area 4,916.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







121 Donnellys Drive Moruya



Whilst every effort has been made to ensure the accuracy of the floor plan shown, measurements are approximate, and no responsibility is taken for any errors, omissions, or misrepresentations. This plan is for illustrative purposes only.