



1 Guthrie Street, MORUYA, NSW 2537

Historic Country Lifestyle on 2.25 Acres Minutes from Moruya CBD

Originally built in 1880, this charming country property offers a rare opportunity to secure usable acreage just minutes from Moruya CBD. Combining history, lifestyle and versatility, it is ideal for buyers seeking space for animals, hobbies or simply room to enjoy a relaxed South Coast lifestyle.

Positioned on approximately 2.25 acres of level land, the single level home retains much of its original character and charm. Timber flooring and thoughtful updates, including a recently renovated galley-style kitchen, create a home with plenty of personality. The long kitchen offers generous bench space and storage, while the large, combined bathroom and laundry provide everyday practicality. Painted timber-lined walls, roll-down blinds and two wood heaters enhance the home's welcoming country feel and reflect its rich heritage.

Stepping outside, the property truly comes into its own. Multiple paddocks, established fruit trees and expansive open lawns create an inviting setting with endless possibilities. Whether you're looking for space to keep horses, run a hobby farm, establish gardens or simply enjoy the freedom of country living close to town, this property provides the flexibility to make it your own.

TYPE: For Sale

INTERNET ID: 121P4909

SALE DETAILS

\$795,000

CONTACT DETAILS

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Complementing the home is a separate studio offering excellent versatility as a creative space, home office, guest accommodation or hobby room. The property also includes more than five working sheds, a double garage, an outdoor pizza oven, a dedicated shelving and storage room, solar power and underground dual power connections already in place for future expansion. Conveniently located only minutes from Moruya CBD, schools, caf  s, shops and everyday amenities, this property offers the best of both worlds with a peaceful acreage lifestyle and the convenience of town just around the corner.

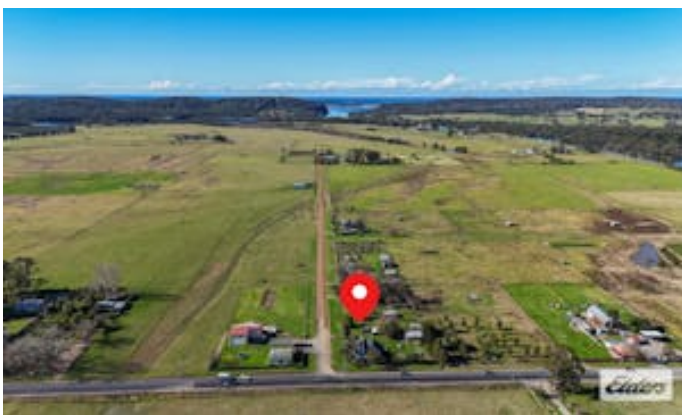
Whether you're searching for acreage, a Moruya lifestyle property, a hobby farm or a character home with room to grow, 1 Guthrie Street presents an opportunity full of potential. Rich in history and set on beautiful usable land, this is a property where you can embrace a peaceful country lifestyle while remaining close to everything Moruya has to offer.

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, Heating

- Land Area 2.25 acres
- Building Area: 135.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards







1 Guthrie Street 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.