



FOR SALE

PICTURESQUE RURAL LAND WITH WATER

Situated within close proximity to the enchanting Broulee and North Head beaches, this 12.2 Hectare property fulfils every requirement for a serene rural lifestyle.

Boasting a range of desirable features, this opportunity is ideal for those who appreciate horse riding, hobby farming, gardening, artistic pursuits, or simply enjoy the allure of the nearby beaches.

With the added convenience of two dams and a location just minutes away from both Moruya and Broulee, and a short distance from Batemans Bay, this rare offering presents an exceptional chance to embrace a lifestyle as convenient as it is breathtakingly beautiful.

12.2ha of predominantly virgin bush

R5 Large Lot Residential

A lifestyle property close to town as well as the beach

Close proximity to Moruya Airport

Electricity connection

Tank water

The property has gentle slopes with a choice of level building sites

Dam

A beautiful and private piece of land

Neighbouring properties cleared, grassed, and occupied

Rates: \$1500 PA (Approx)

* on-site dwellings uninhabitable

0 BED | 0 BATH | 0 CAR

PRICE:
\$775,000

OPEN FOR INSPECTION:
N/A



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