

1A Cutharich Pl, Moruya, NSW, 2537



House For Sale

Saturday, 18 January 2025

1A Cutharich Pl, Moruya, NSW, 2537

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Dawn Mason

0424847522

Stunning newly built home on 2.5 acres.

This custom-built, stunning 4-bedroom, 2-bathroom home is the perfect blend of modern architecture and natural beauty. Situated on a spacious 10,010 sqm land area, this property offers plenty of room to relax and enjoy the peaceful surroundings.

Interior Features:

Step inside to find a beautifully designed interior featuring polished concrete floors and high ceilings that frame the breathtaking stone wall surrounding the fireplace. A standout feature is the fire inside/outside woodbox, adding both practicality and charm. The large double-glazed windows allow for ample natural light and stunning views of the surrounding nature, while sliding doors on the western side, complete with security mesh, maximize the fresh valley air. The kitchen is a masterpiece with waterfall-edged stone benchtops, a huge walk-in pantry, and stylish open shelving, making it a welcoming space for the whole family. Serving windows add convenience and functionality. The parents' wing, located on the southern side of the home, boasts a luxurious master suite with a glamorous walk-in robe and generous ensuite. On the opposite end are two oversized bedrooms with abundant storage. Designed for accessibility, the home includes a ramp onto the deck, seamless entry into living areas via recessed sliding doors, wide doorframes, and ample circulation space in the bathrooms, toilet, hallways, and living areas.

Outdoor Features:

Step onto the low-maintenance modwood deck, surrounded by a lush lawn and beautiful trees. Whether entertaining guests or relaxing, this space provides a perfect sanctuary. The property includes a converted garage equipped with a kitchen, bathroom, and laundry facilities, offering additional flexibility for extended family, guests, or rental opportunities.

Location:

Situated in the sought-after Yarragee Estate and facing gorgeous mountain surrounds, this property offers a tranquil lifestyle. It's just minutes from Yarragee Beach and a short drive to Moruya, providing convenience and natural beauty in one package.

This unique property is more than a home-it's a lifestyle opportunity waiting to be embraced.

Additional Highlights:

- Hydronic heating (fireplace in winter, solar in summer).
- Evacuated tube solar hot water system.
- 6kW back-to-grid solar panels.
- Ceiling fans throughout.
- 115,000L rainwater tank or town water (both filtered).
- Fully fenced 1-hectare property.
- 6.9m x 6.9m shed.
- Septic sewerage system.
- Council rubbish removal and mail service available.

For further information or book a private inspection, please contact Dawn Mason 0424 847 522 or Bronwyn Dawson 0418 453 438 from Ray White Moruya.