



2808 Princes Highway, Moruya

OPPORTUNITY KNOCKS

Large development sites of this scale are becoming increasingly hard to secure in the region and this one offers flexibility, holding income and genuine upside.

- The Site

Consisting of two adjoining R2 Zoned parcels: Lot 201 DP 714184 and Lot 2 DP 1156206 - the property offers an approximate combined area of 1.5 hectares with valuable Princes Highway frontage. Flood-free land of this size, in this position, is a rare find locally.

- Strategic Growth Location

The new Eurobodalla Regional Hospital is under construction less than one kilometre away, with anticipated completion in 2027. Council has identified a housing supply shortage and has indicated support for an increased density on this site to accommodate the incoming hospital staff and associated growth.

Positioned in Moruya - the administrative centre of the Eurobodalla - the site benefits from established infrastructure including river access, golf course, medical services, supermarkets and proximity to North Head beach.

- Holding Income in Place

Currently operating as a managed caravan park under a lapsed

TENDER

Please Call

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approval due to the R2 zoning, there is the option to continue generating income while progressing your DA. With management already in place, owner input can remain minimal - allowing you to landbank with cashflow.

- **Development Potential (STCA)**

A surveyor's concept plan for a 56-lot subdivision is available to provide a clear vision of what may be achievable.

There is strong demand locally for:

- Residential subdivision
- Medium-density housing
- Aged care or retirement living

Subject to rezoning, the highway frontage block, positioned alongside a well patronised service centre, would suit a commercial enterprise such as a motel or car wash. So put your thinking cap on; there may be further opportunity here to value add.

- **Sale Process**

The property will be offered via a six-week tender process. No offers will be accepted prior to the close of tender; however, all submissions will be considered and responded to shortly after.

This is a well-located site with multiple pathways forward - scale, flexibility and growth drivers already in place.

Interested parties should undertake their own due diligence with Council regarding development potential.

Land size: 15,300 sqm

Sale by Tender (Six-week tender period)

Tenders open: 19 March 2026

Tenders close: 5:00pm, 30 April 2026

MORE DETAILS

Property ID	12UGF8F
Property Type	Land/Development
	2
Land Area	15300 m2

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