



22 Church Street, Moruya

## Prime CBD Commercial & Medical Opportunity

Positioned in the heart of Moruya's town centre is an excellent opportunity to secure a well-established commercial property in a highly visible and convenient location.

Set on approximately 524m<sup>2</sup> with E1 Local Centre zoning, the property enjoys excellent exposure directly opposite the Moruya Post Office and amongst established businesses, cafés, retail and professional services.

Adding further appeal is the new Eurobodalla Regional Hospital, currently on track for completion in December 2026. This significant investment in Moruya is expected to further strengthen the town's role as a regional health and services hub, making this an especially well-positioned opportunity for medical, allied health and professional operators.

The building provides approximately 153m<sup>2</sup> of internal space and is currently configured for medical use, offering a functional layout that could accommodate a range of consulting, allied health, professional or commercial businesses, subject to relevant approvals.

### FOR SALE

\$1,150,000

### BUILDING AREA

153sqm

### AGENTS

James Hamilton

0408 135 553

[jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

### AGENCY

LJ Hooker Moruya

(02) 4474 4433

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



A spacious reception and waiting area forms the centre of the premises, complemented by three well-proportioned consulting/examination rooms, a separate office, multiple utility areas, three bathroom facilities, storage and a dedicated data room. For another medical or allied health operator, the existing fit-out provides the considerable advantage of an already established consulting environment.

The layout also offers potential to separate the premises into two distinct areas with independent access, providing flexibility for multiple practitioners, complementary businesses, an owner-occupier wishing to lease part of the building, or an investor looking to maximise the property's potential.

With its E1 Local Centre zoning, prominent Church Street position, existing medical fit-out and the new regional hospital nearing completion, this is a particularly timely opportunity to secure commercial property in central Moruya.

Key features include:

Approx. 524m<sup>2</sup> site  
Approx. 153m<sup>2</sup> commercial building  
E1 Local Centre zoning  
Prime Moruya CBD position  
Existing medical/consulting fit-out  
Three consulting/examination rooms plus separate office  
Large reception and waiting area  
Multiple utility areas, bathrooms and storage  
Potential to configure into two separate commercial spaces  
Excellent street exposure and accessibility  
Directly opposite the Moruya Post Office  
New Eurobodalla Regional Hospital on track for completion December 2026

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | EQ9GT2   |
| Property Type | Retail   |
|               | 2        |
| Building Area | 153 m2   |
| Land Area     | 524.8 m2 |

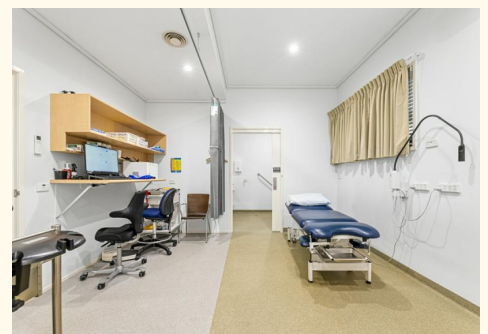
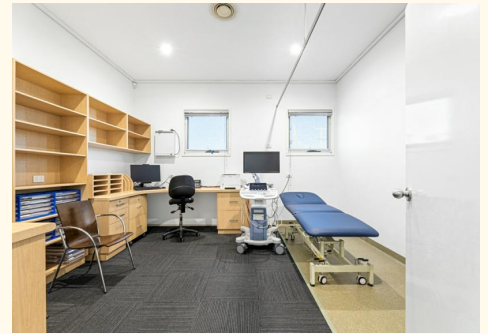
**James Hamilton 0408 135 553**

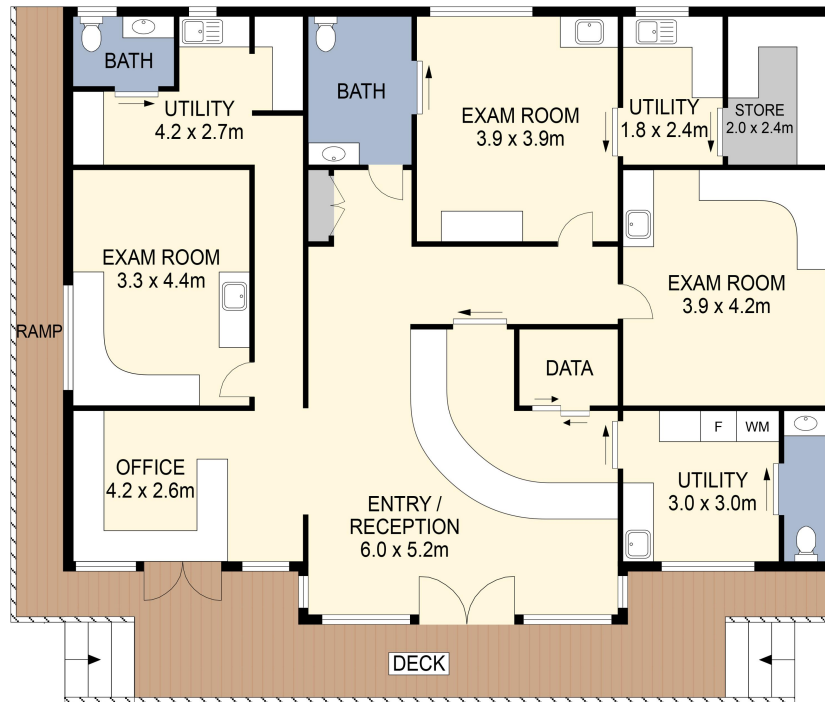
Licensed Real Estate Agent | [jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

**LJ Hooker Moruya (02) 4474 4433**

2/45 Vulcan Street, MORUYA NSW 2537

[moruya.ljhooker.com.au](mailto:moruya.ljhooker.com.au) | [moruya@ljhooker.com.au](mailto:moruya@ljhooker.com.au)





PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



22 Church Street, Moruya



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

