



## Moruya, 32 Shelley Road

### Warehouse With Showroom

Located in the thriving industrial park just north of Moruya, this property offers an exceptional opportunity for businesses looking to establish or expand in a vibrant and fast-growing estate.

#### Property Features:

##### Large Warehouse & Showroom:

270m<sup>2</sup> warehouse, perfect for storage, manufacturing, or other industrial uses.

70m<sup>2</sup> showroom, ideal for showcasing your products or services.

Spacious Block: Situated on a generous 1,700m<sup>2</sup> block with plenty of room for operations and future expansion.

##### Convenient Amenities:

Kitchenette for staff convenience.

#### For Sale

\$1,189,000

#### Building Area

340sqm

#### Contact

**James Hamilton**

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

**Disclaimer:** 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.

Bathroom with shower and toilet facilities.

Additional Storage & Office Space: Includes a mezzanine level for extra storage or office setup.

Ample Parking: Off-street parking available for staff and customers.

Great Location: Positioned in a high-demand industrial area, easily accessible and close to Moruya township and surrounding businesses.

Whether you're looking for a versatile space to run your business or a solid investment in a booming area, this property ticks all the boxes.

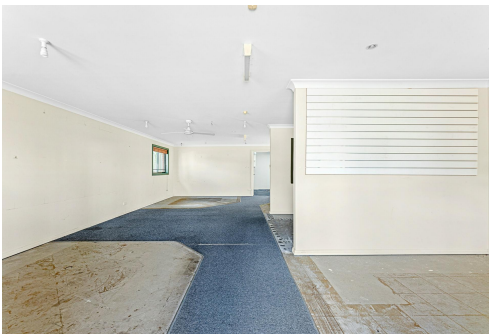
For more information or to arrange an inspection, contact me today!

## More About this Property

Property ID	EGJGT2
Property Type	Industrial/Warehouse
Building Area	340 m²
Land Area	1700 m²

**James Hamilton 0408 135 553**  
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