



## Moruya, 101-105 Queen Street

### Prime Opportunity in Growing Moruya

Discover a rare 2.07 Ha (5 acre) property with rich, fertile soil, currently used for cattle, on the eastern side of Moruya. This prime land offers an exceptional prospect for a commercial venture, especially with the town's ongoing growth and development.

#### Key Features:

5 acres of prime, fertile soil.

Rare opportunity on the eastern side of town.

Ideal for commercial development or agricultural use.

Close to the new Eurobodalla Regional Hospital and other growing amenities.

Situated near riverside parks, Saturday markets, and local boat ramps.

The proximity to the CBD, the new hospital and the town's expanding infrastructure enhances the potential of this land, making it an ideal location for commercial ventures. With the anticipated growth and increased demand for services, this property is perfectly



LAND 2.07 ha

#### For Sale

Please Call

#### Contact

**James Hamilton**

0408 135 553

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**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.

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



positioned to capitalize on Moruya's promising future.

Invest in this unique opportunity and be part of the dynamic growth in Moruya. Whether you envision a commercial enterprise or an agricultural expansion, this property offers endless possibilities.

Don't miss out on this prime commercial opportunity. Contact us today for more details and to schedule a viewing.

If you would like more information, please enquire through [realestate.com](https://www.realestate.com.au) or [domain.com](https://www.domain.com.au) and they will be automatically sent for your perusal.

## More About this Property

Property ID	EFHGT2
Property Type	Residential
Land Area	2.07 ha

**James Hamilton 0408 135 553**  
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