



109 Albert Street, Moruya




Character, Convenience and Potential

Set on an immaculate 803 sqm block, this classic home is full of charm and opportunity in one of Moruya's most convenient locations. With the local high school nearby, the golf course directly across the road, and the new regional hospital under construction just around the corner, this property offers outstanding lifestyle and future investment appeal.

The home features three bedrooms, a central bathroom, and a flexible layout with separate lounge and dining areas. The kitchen is well-kept and functional, flowing onto a rear sitting area and laundry with second toilet. Natural light, neutral tones, and lovely garden outlooks give the interiors a warm and welcoming feel.

Outside, you'll find beautifully maintained gardens, a paved courtyard, lush green lawns, and a freestanding single garage with ample storage space - perfect for the home handyman or hobbyist.

Whether you're an investor seeking location and growth, a downsizer looking for low-maintenance living, or a first-home buyer wanting to break into the market, this property offers an ideal combination of charm, land size, and location.

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FOR SALE
\$729,000

AGENTS

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AGENCY

LJ Hooker Moruya
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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**

- Fully fenced 803sqm (approx.) block with manicured grounds
- Easy walk to Moruya High School, showground & town centre
- Rates- \$3,083.89 pa

MORE DETAILS

Property ID	EAZGT2
Property Type	House
Land Area	803 m2
Including	Air Conditioning Built-in-Robes Fully Fenced Water Tank

James Hamilton 0408 135 553

Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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