111 Albert Street, Moruya

Comfort Today, Opportunity Tomorrow

Positioned on the southern side of Moruya, this well presented 3 bedroom home offers comfort, convenience, and excellent long term appeal for both owner occupiers and investors alike.

Set on a 700 sqm approx. block, the home enjoys a practical floorplan with a light-filled living area, functional kitchen, and three well-sized bedrooms. Recent updates include fresh paint throughout which has enhanced the home's bright and welcoming feel allowing buyers to move straight in and enjoy.

The kitchen offers ample storage and bench space, while the adjoining living and dining area provides a comfortable setting for everyday living. A versatile utility room at the rear of the home adds extra space perfect for storage, hobbies, or a home office setup.

Outside, the property offers drive-through access via the garage, providing easy access to the backyard for trailers, boats, or additional vehicles. The backyard is a blank canvas and offers room for children, pets, or future improvements.

Location is a standout feature. Situated just down the road from

3 1 1

FOR SALE
$700,000

VIEW
Sat 31st Oct @ 12:30PM - 1:00PM

AGENTS
James Hamilton
0408 135 553
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.

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Moruya High School and directly opposite the golf course and showground precinct, you'll enjoy the convenience of being able to walk into the town centre via the nearby pathways while still enjoying a peaceful residential setting. Adding further appeal, is the property's proximity to the new Eurobodalla Regional Hospital currently under construction and expected to be completed by the end of 2027, providing strong future growth potential for the area.

Call today for more information.

- *Zoning: - R2 low density residential
- *Council Rates: $3,083.89 per annum

MORE DETAILS

Property ID	EPJGT2
Property Type	House
Land Area	696 m2

James Hamilton 0408 135 553
Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

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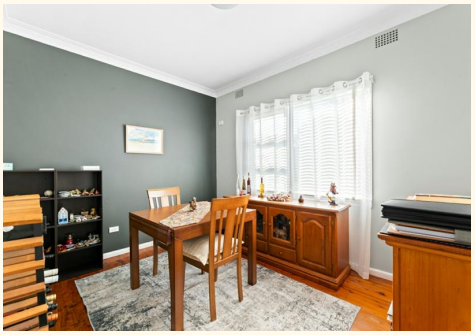

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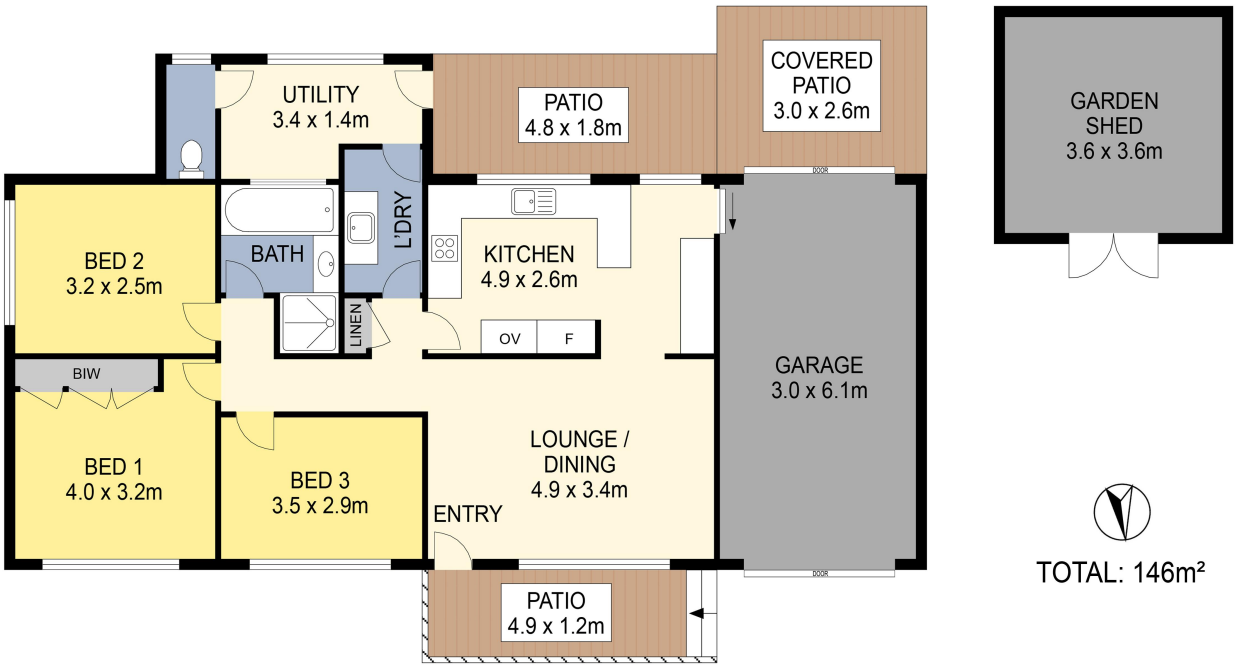

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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