



113 Albert Street, Moruya




## Prime Land Holding Near Future Hospital Hub

Whether you're a savvy investor, developer or visionary buyer, this is an exceptional opportunity to secure a prime parcel of land in a high-growth pocket of Moruya.

Positioned on a generous 695.6 sqm block, this property is just moments from the new new Eurobodalla Regional Hospital site. With construction well underway, the area is poised for transformation-making this an ideal chance to secure land in close proximity to a future health precinct and employment hub.

The existing dwelling is being sold in its current condition and deemed unlivable. Whether you choose to renovate, rebuild, or redevelop (STCA), the value here lies in the land and location.

- Land size: 695.6 sqm
- Rates: \$3,367.74 pa
- Zoning: R2 Low Density

3  1  1 

**FOR SALE**  
\$410,000

### 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.

 **LJ Hooker**

## MORE DETAILS

Property ID ENSGT2  
Property Type House  
Land Area 695.6 m2

**James Hamilton 0408 135 553**

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

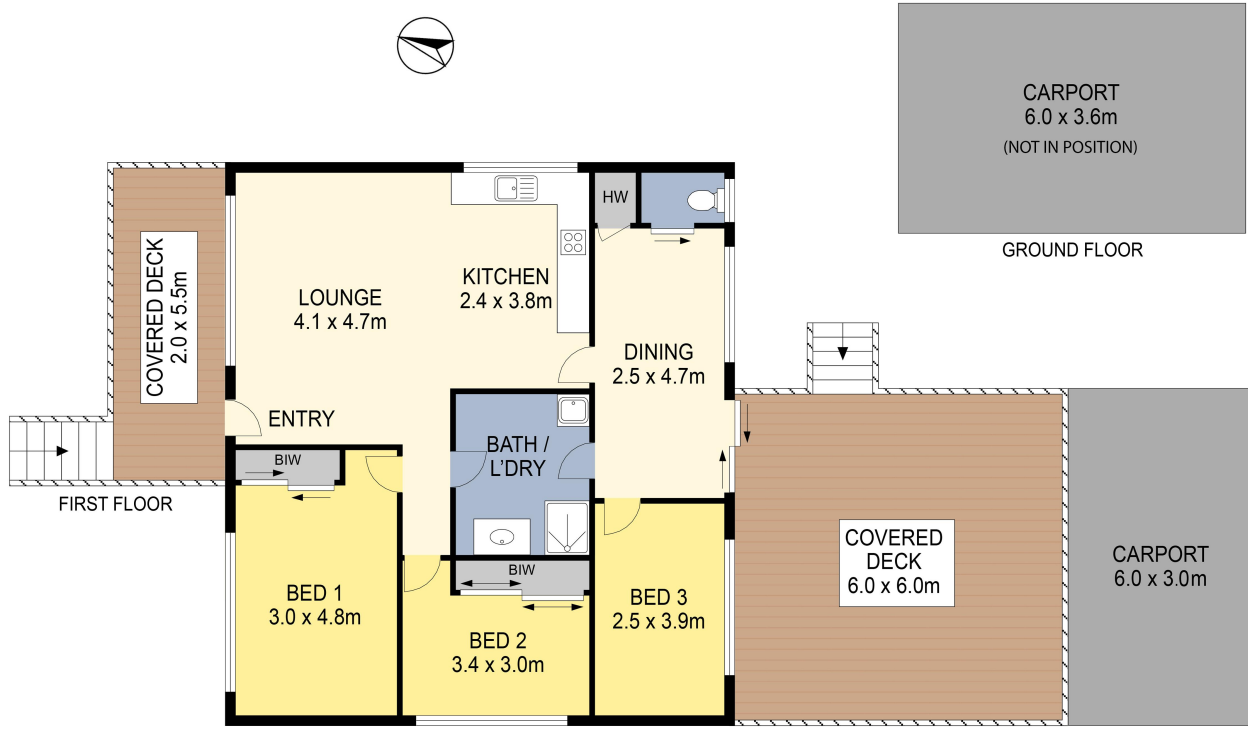
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 168m<sup>2</sup>

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