



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
- AUCTION: Saturday 28th March 2026 at 12pm onsite

3 1 1

AUCTION

Sat 28th Mar @ 12:00PM

VIEW

By Appointment

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.



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

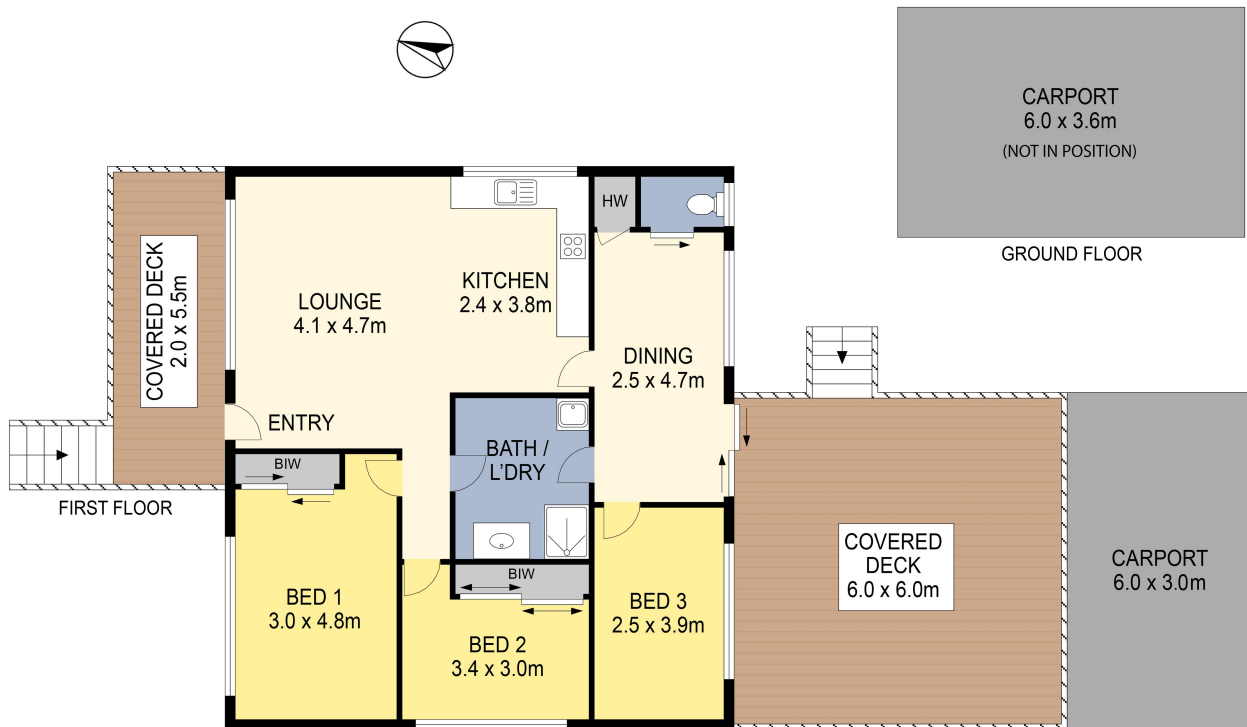
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 168m²

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