



113 Albert Street, Moruya

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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 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

AUCTION

Sat 28th Mar @ 12:00PM

VIEW

By Appointment

AGENTS

James Hamilton

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AGENCY

LJ Hooker Moruya

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MORE DETAILS

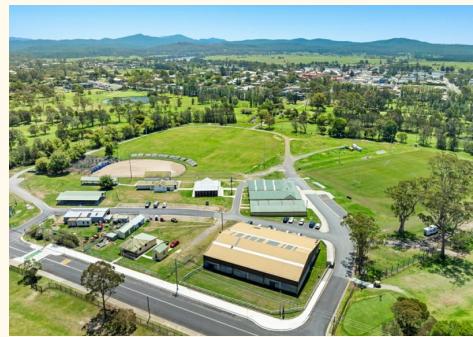
Property ID ENSGT2
Property Type House
Land Area 695.6 m2

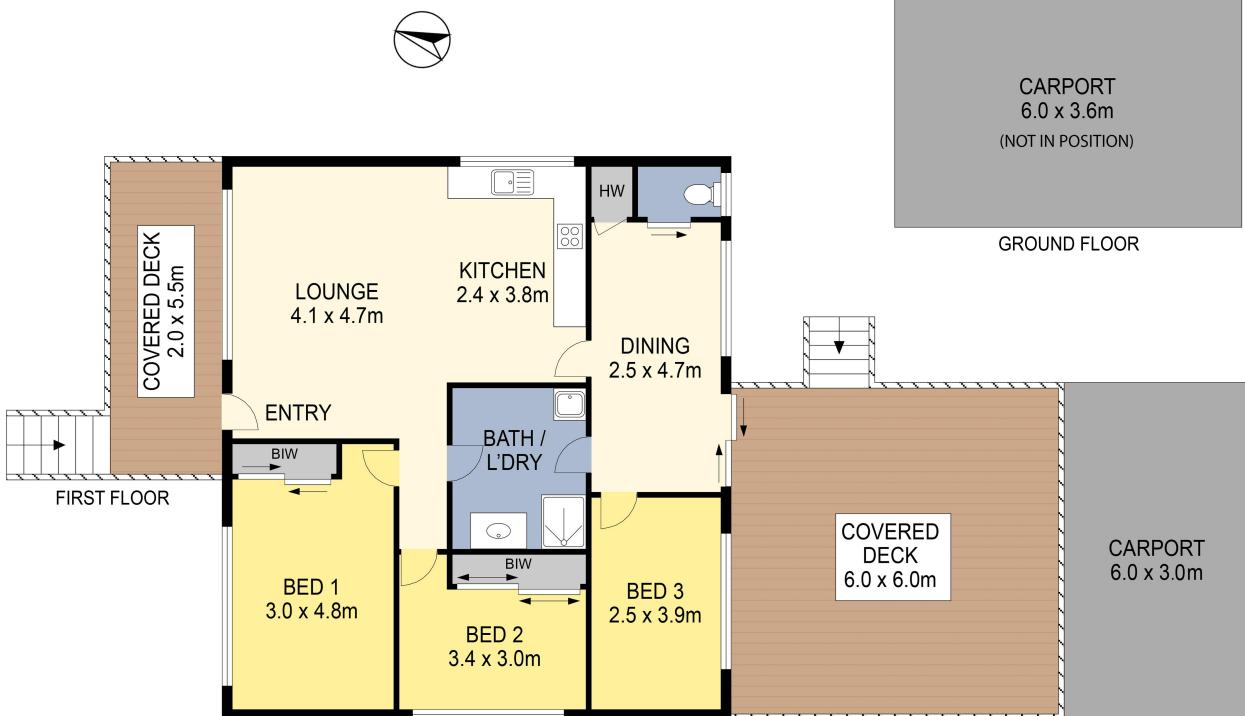
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

TOTAL: 168m²

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 **LJ Hooker**