



## Moruya, 16a Thomas Street

### Opportunity Knocks

Perfectly positioned in a prime location close to Moruya Hospital and within walking distance to town. This charming 2 bedroom, 1 bathroom residence offers not only convenience but also incredible potential for expansion and customisation.

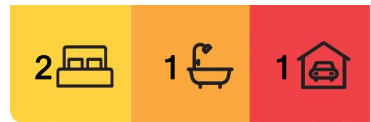
Step inside to discover a cosy yet functional living space, ideal for comfortable everyday living. The two bedrooms offer ample accommodation for a small family, couples, or even as an investment property.

What sets this property apart is its recent DA approval for expansion, presenting an exciting opportunity for the discerning buyer. Plans are readily available for an extended living space and the addition of a third bedroom, allowing you to customize and create the home of your dreams.

Imagine the possibilities - a spacious living area perfect for entertaining guests or simply



**Disclaimer:** 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.



**For Sale**  
\$760,000 - \$780,000

**View**  
[ljhooker.com.au/ED5GT2](http://ljhooker.com.au/ED5GT2)

**Contact**  
**James Hamilton**  
0408 135 553  
[jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

**LJ Hooker Moruya**  
**(02) 4474 4433**

relaxing with loved ones, and an additional bedroom offering versatility and flexibility to suit your lifestyle needs.

Outside, the property boasts a convenient location within walking distance to town amenities, ensuring easy access to shops, cafes, and essential services. Whether you're looking for the perfect starter home, a savvy investment opportunity, or a project to transform into your ideal abode, this property offers endless potential.

Don't miss out on this rare opportunity to secure a home with the promise of expansion and customisation.

If you would like more information please enquire through [realestate.com](https://www.realestate.com.au) or [domain.com](https://www.domain.com.au) and they will be automatically sent for your perusal.

Contact James today to arrange a viewing and explore the possibilities.

## More About this Property

<b>Property ID</b>	ED5GT2
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>
<b>Including</b>	Built-in-Robes Secure Parking Remote Garage

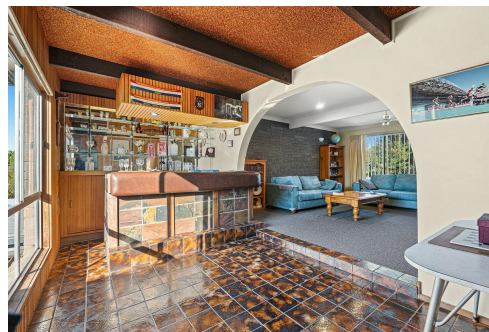
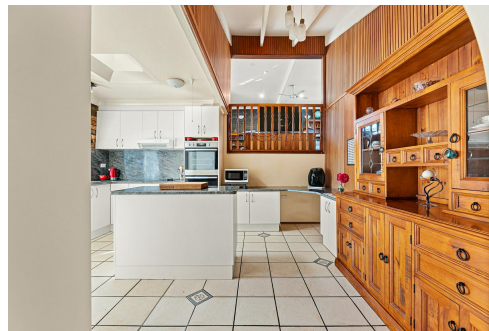
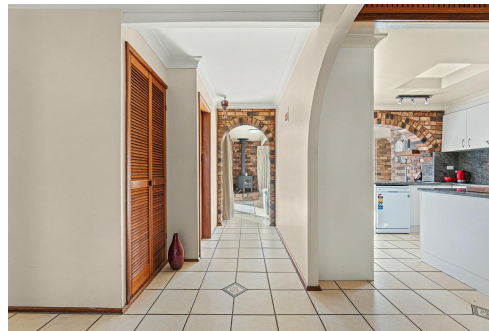
**James Hamilton 0408 135 553**

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

**LJ Hooker Moruya (02) 4474 4433**

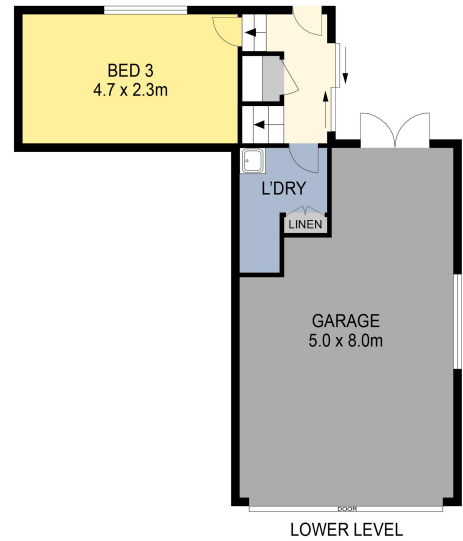
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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