







17 Francis Street, Moruya

3 1 2

Position and Potential

Set on a generous 1,468m² block, this solid brick and tile home offers a great opportunity for those looking to secure space, convenience, and future potential.

Positioned on the edge of town, the property is within easy reach of the new regional hospital currently under construction, along with the local TAFE and high school, making it a practical choice for families, investors, or those planning ahead.

The home itself features three bedrooms and a functional layout, complemented by solar to help keep running costs down. There is drive-through access to the backyard, leading to a lock-up garage and multiple sheds, providing plenty of room for storage, tools, or workspace.

The size and layout of the block present potential for subdivision (STCA), adding another layer of appeal for buyers looking to maximise value over time.

A well-located property with space to move and options for the future.

- Rates: $3,101.37 pa
- Land size: 4,168sqm
- Zoning: R2 Low Density Residential

FOR SALE
$770,000

AGENTS
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AGENCY
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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	E8EGT2
Property Type	House
Land Area	1468 m2





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