

FOR SALE

PRIME MORUYA POSITION WITH DUAL OCCUPANCY POTENTIAL

Positioned just a short walk to the heart of Moruya, 47 Campbell Street offers an exciting opportunity for first home buyers, investors or developers seeking a prime in-town landholding.

Set on a gently sloping 1,113sqm block with two street frontages, the property offers excellent future potential including dual occupancy possibilities (STCA).

The existing two-bedroom cottage features open plan living, gas cooking, split system air conditioning, combined bathroom/laundry, sunny front veranda and covered rear entertaining area. A single lock-up garage with storage includes council-approved plumbing for added flexibility.

Spacious grassed front and rear yards with established veggie beds provide room for kids, pets or further improvements.

Located close to Gundry Oval, schools, playgrounds, Moruya Bowling Club and only minutes to the CBD, this is a rare chance to secure space, convenience and future upside in a sought-after location.

Particulars:
Block Size 1113m2
Zoning r2 Residential
Rates: \$3182 PA

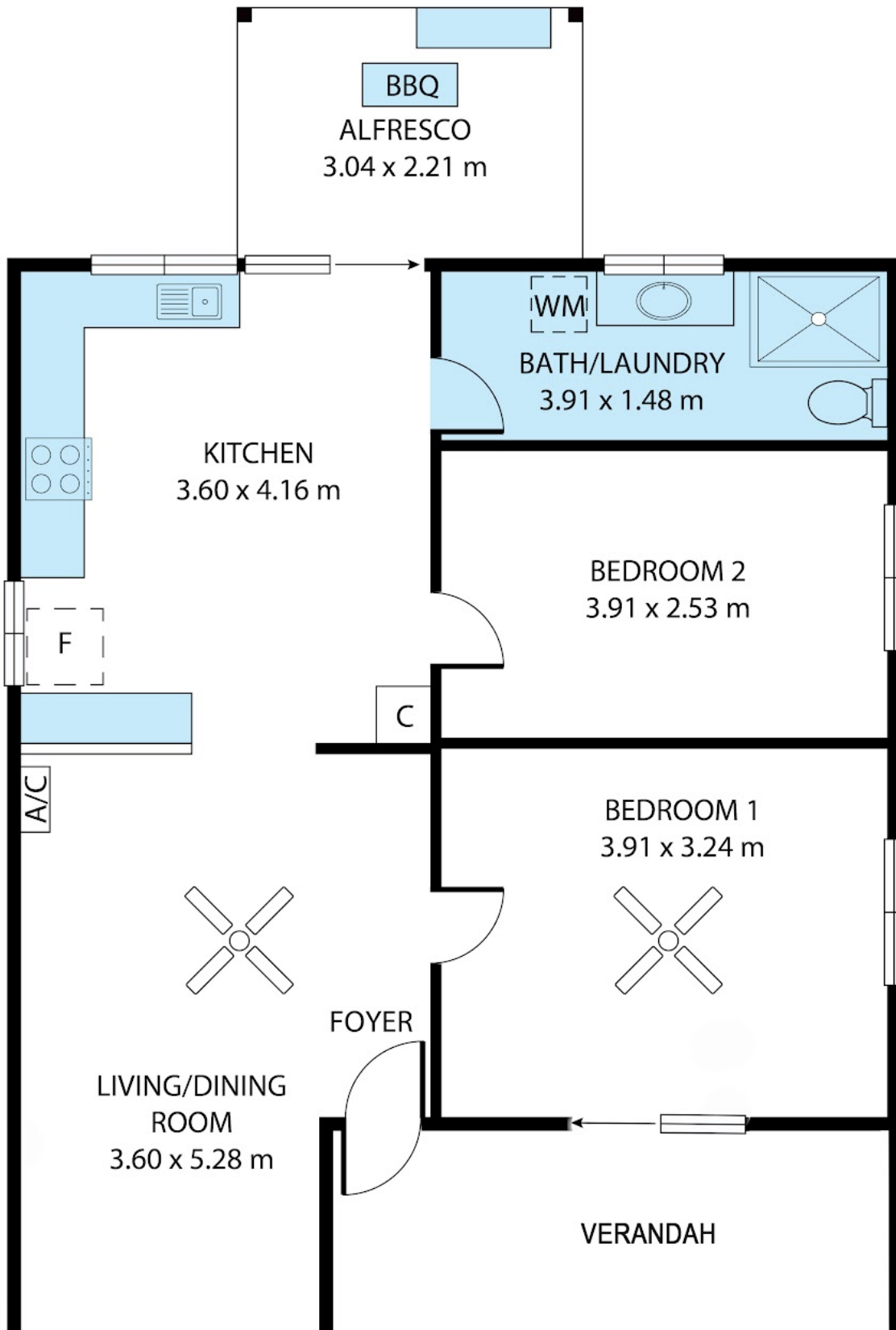
2 BED | 1 BATH | 1 CAR

PRICE:
\$650,000 - \$699,000

OPEN FOR INSPECTION:
May 23 at 11:00am - 11:30am



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

47 Campbell street Moruya NSW
 TOTAL APPROX FLOOR AREA 63 SQ.M

Greg Robson has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. For administrative purposes only and should be used as such by any prospective purchaser.

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