

11 Shore Street, Moruya, NSW 2537



Sold House

Tuesday, 17 October 2023

11 Shore Street, Moruya, NSW 2537

Bedrooms: 3

Bathrooms: 1

Area: 1863 m2

Type: House



James Hamilton
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\$740,000

An extraordinary opportunity awaits in the heart of Moruya, where a sprawling 1863sqm block unveils its potential for a developer's dream come true. This is a unique chance to secure a property with exceptional subdivision potential, all within a highly sought-after location. The centerpiece of this offering is a charming 1920s-built house that has been lovingly cherished by the same family for an impressive 90 years. While this residence holds a cherished history, it presents you with the choice to preserve its vintage character through renovation or embark on a new chapter with a fresh start. This 3-bedroom, 1-bathroom home is your blank canvas for customization. It's the location that sets this property apart from the rest, boasting dual frontage to Heffernan Place and Shore Street, making it an extremely desirable prospect for a 2-lot subdivision. Offering the perfect lifestyle for families or retirees where you can enjoy the tranquility of a peaceful neighbourhood. Just moments from local amenities, schools, and the charming heart of Moruya, this property is the nexus of convenience. Don't miss your chance to be a part of Moruya's unfolding story. Contact us today to explore the possibilities and make this prime piece of real estate your own.* Auction 25th November 2023 at 11am Onsite* Block size - 1863sqm* Dual frontage* Rates \$3,047.14 pa* Zoning - R2 Low Density Residential* 1920's build