

2808 Princes Hwy, Moruya, NSW 2537

Sale by tender

Commercial Land



OPPORTUNITY KNOCKS

Large development sites of this scale are becoming increasingly hard to secure in the region and this one offers flexibility, holding income and genuine upside.

Open for Inspection

By Appointment.

? The Site

Consisting of two adjoining R2 Zoned parcels: Lot 201 DP 714184 and Lot 2 DP 1156206 - the property offers an approximate combined area of 1.5 hectares with valuable Princes Highway frontage. Flood-free land of this size, in this position, is a rare find locally.

? Strategic Growth Location

The new Eurobodalla Regional Hospital is under construction less than one kilometre away, with anticipated completion in 2027. Council has identified a housing supply shortage and has indicated support for an increased density on this site to accommodate the incoming hospital staff and associated growth. Positioned in Moruya - the administrative centre of the Eurobodalla - the site benefits from established infrastructure including river access, golf course, medical services, supermarkets and proximity to North Head beach.

? Holding Income in Place

Currently operating as a managed caravan park under a lapsed approval due to the R2 zoning, there is the option to continue generating income while progressing your DA. With management already in place, owner input can remain minimal - allowing you to landbank with cashflow.

? Development Potential (STCA)

A surveyor's concept plan for a 56-lot subdivision is available to provide a clear vision of what may be achievable.

There is strong demand locally for:

- Residential subdivision
- Medium-density housing
- Aged care or retirement living

Subject to rezoning, the highway frontage block, positioned alongside a well patronised service centre, would suit a commercial enterprise such as a motel or car wash. So put your thinking cap on; there may be further opportunity here to value add.

? Sale Process

Listed By

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