

15/473 South Head Road, MORUYA HEADS, NSW 2537

Coastal Investment Townhouse in Moruya Heads

Positioned in a tightly held pocket of Moruya Heads, this two storey townhouse presents a smart addition to any property portfolio. Set close to the Moruya Surf Club and the golden sands of South Head Beach and Shelly Beach, it offers the lifestyle renters look for all year round, while keeping ownership simple and low maintenance. It is also conveniently located near the new Moruya Hospital precinct, adding another major drawcard for tenants and long term growth.

Upstairs is designed for relaxed living, with an open plan lounge and dining zone that flows to a sunlit balcony. The practical kitchen connects easily to the living space, and a generous bedroom with built in storage sits on this level alongside a full bathroom. Downstairs provides excellent separation, featuring two well sized bedrooms with built in robes, a second bathroom combined with laundry facilities, plus extra storage. Step outside to a private courtyard, ideal for easy outdoor enjoyment and minimal upkeep. A dedicated carport completes the package.

With its beachside setting, functional layout, and proximity to key infrastructure, this is a straightforward investment in one of the South Coast's most in demand coastal communities. Just a short drive to Moruya shopping, cafes, and services, Moruya Heads continues to attract strong tenant demand from locals, professionals, and holidaymakers seeking a sea change.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 121P4772

SALE DETAILS

\$520,000

CONTACT DETAILS

,

Rebecca Shephard
0413 580 309

Key features:

- Three bedrooms across two levels, all with built in robes
- Open plan living and dining upstairs with balcony access
- Practical kitchen with great natural light
- Two bathrooms, including downstairs bathroom with laundry
- Private courtyard plus upstairs balcony for outdoor living
- Single carport and additional storage
- Approximate internal area 104 square metres
- Walk or cycle to Moruya Surf Club, South Head Beach, and Shelly Beach
- Close to the new Moruya Hospital and town services
- High demand location for long term rental and holiday letting potential

For investors seeking a reliable Moruya region performer, this Moruya Heads townhouse is well positioned, easy to maintain, and ready to deliver.

Contact Elders Batemans Bay to arrange your inspection.

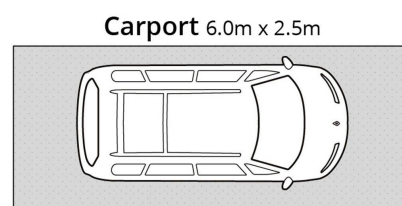
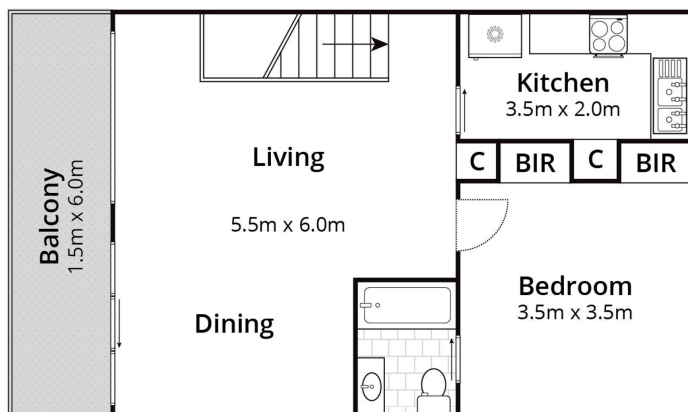
DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 3,938.00 square metres
- Building Area: 116.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Floorboards

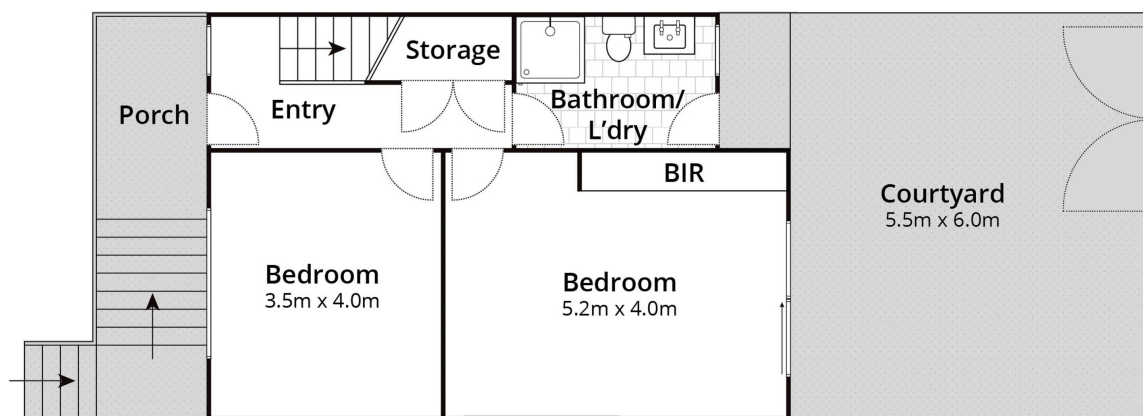








(Not In Position)



Downstairs

Approx House Area 104m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

15/473 South Head Road, Moruya