



murray river  
council

## PROPERTY OVERVIEW

---

**18 Regent Street Moama, NSW 2731**

**Expression of Interest for purchase of  
building and land package.**

Relevant supporting documents:

- EOI Response Schedule
- EOI Instructions

# 18 Regent St

## Moama

---

## 1. Introduction and scope

Murray River Council is calling for Expressions of Interest from parties interested in purchasing the buildings and land package at 18 Regent Street, Moama, NSW 2731.

The Expression of Interest process aims to establish a level of interest from parties wishing to purchase this property.

## 2. Background Information

This building and land parcel is located at 18 Regent Street, Moama, NSW 2731 and comprises 2 parcels; together described as Lot 11 and Lot 12 on DP 236459. The property is located on the north side of Regent Street, east of the intersection on Regent and Francis Streets.

The property was purpose built and previously operated as the Moama and District Preschool Facility which closed at the end of the 2023 school year.

The property is currently held on two adjoining Certificates of Title and has an overall land area of approximately 1,881 square metres. The property is zoned R1 – General Residential zone under the Murray Local Environmental Plan 2011. The property comprises 2 separate self-contained teaching rooms with a central administration area including reception, main office, 2 further offices, kitchen, toilets and storage area. Each teaching room has a capacity of 20 students.

Total building area is approximately 435 square metres with additional items included of garage (approx. 16 square metres) and store (approx. 12 square metres), rear covered area/veranda (approx. 50 square metres) and front portico (approx. 10 square metres).

This property is connected to services including electricity, town water and sewerage. There is also a phone line available (not currently connected).

Prospective buyers should familiarise themselves with the property and any relevant information affecting the property before submitting an Expression of Interest to purchase.

## 3. Particulars of Building and Land

### 3.1 Property Offered

The property is offered on an “as is” basis and interested parties must undertake their own investigation in relation to the adequacy of the property for their requirements.

***Council notes the risk that asbestos may be present in and around buildings and structures. Potential purchasers must conduct their own due diligence exercise to fully inform themselves of any implications in that regard.***

### 3.2 Site Development

The property is zoned R1 – General Residential under the Murray Local Environmental Plan 2011.

All development is subject to the provisions of the Murray Local Environmental Plan 2011, the Murray development Control Plan 2012, the Building Code of Australia and any other relevant Environmental Planning instruments.

### 3.3 Rates and Charges

Rates and Charges are payable in respect of the buildings and land.

### 3.4 Due Diligence

The party submitting the Expression of Interest acknowledges that the party is responsible for undertaking the appropriate due diligence regarding the purchase of the property.



# 18 Regent St *Moana*

## 4. Photos of property

  
Street  
View





# 18 Regent St *Moana*

i

Rear  
Yard





18 Regent St  
*Moana*





# 18 Regent St *Moana*





# 18 Regent St

*Moana*



Teaching Room 1



Teaching Room 2





# 18 Regent St

## Moana



Kitchen  
1



Kitchen  
2





# 18 Regent St *Moana*



Office  
1



Office  
2





# 18 Regent St *Moana*



Aerial  
Site  
Map



**18 Regent St**  
*Moana*

## **Progressing with an Expression of Interest**

Please refer to the associated 'EOI Instructions' document and 'EOI Response Schedule' to submit an expression of interest.



**murray river  
council**

[www.murrayriver.nsw.gov.au](http://www.murrayriver.nsw.gov.au)