



## Nelligen, Lot 25 The River Road Potential Plus!

Have you been searching for that special acreage block that ticks all the boxes? Well this pretty 15 acres (6.07ha) might just be the one.

Coming off the Kings Highway down The River Road with private access, to my mind this block would suit someone being a little entrepreneurial. There is a cleared elevated house site on the eastern side of the block and with the R5 zoning for two residences are allowed (STCA).

On the lower portion of the block, fronting tidal Nelligen Creek where you can try your luck for a fish or two there is a large flat grassed area which would be perfect for Hip camping or a few Tiny Homes for holiday letting a great little side earner!

Alternately you might like the space to run some horses or with the ground on the flat being rich in alluvial soil with a small fresh water creek for irrigation it would be perfect for



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 6.07 ha

**For Sale**  
\$765,000

**Contact**  
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**LJ Hooker Batemans Bay**  
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growing flowers or organic vegetables for the local or Canberra market. The property is fenced and gated.

Blocks like this are hard to come by, being less than a 10-minute drive to the busy hub of Batemans Bay for all your shopping and service needs, the riverside village of Nelligen is close by and offers attractions such as the well-regarded Steampacket Hotel known for its good food and entertainment, as well as the River café and a regional boat ramp for easy access to the pristine Clyde River for boating and fishing.

This special block is sure to get attention, they just don't make them anymore so give me a call to discuss your own piece of paradise.

## More About this Property

<b>Property ID</b>	122SF8F
<b>Property Type</b>	Residential
<b>Land Area</b>	6.07 ha

### Rob Routledge 0414 235 976

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