







10-16 Nimmitabel Street, Bemboka

PRIME DEVELOPMENT OPPORTUNITY WITH LIFESTYLE INFRASTRUCTURE

13.4 acres | Zoned R5 Village | Subdivision Potential (STCA)

An exceptional opportunity to develop, invest, or live the lifestyle dream with this versatile 13.4-acre parcel in the heart of Bemboka.

With R5 Village zoning and a minimum subdivision lot size of 2,000sqm (STCA), this property offers significant potential for developers or those seeking a quiet, well-connected rural base with future upside.

Key Features & Improvements

- 13.4 acres (5.43ha) of mostly level land
- 3-phase power throughout, with a dedicated power pole installed on the land
- Town water available (not yet connected)
- Three shipping containers + large shed for storage or project use
- A weekender-style dwelling with a kitchen and shower already in place
- Four 25,000L water tanks, including one near the house with a

1 1 0

FOR SALE
$550,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Bega
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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.

LJ Hooker

Honda pump
- Tanks are gravity-fed from the hill to the house for convenience
- A creek pump provides a constant water supply from Columbo Creek, fed by the mountains
- Columbo Creek frontage with riparian access (stock/domestic use only - no irrigation licence)
- Access via a council-maintained road
- The property is gated - inspections by appointment only

Optional Inclusions (WIWO)
The property can be sold fully furnished, including:
- Beds, lounges, TV
- Fridges, washing machine
- Dining and outdoor furniture

Whether you're looking to land bank, build your dream rural home, or explore subdivision potential, this property offers a rare mix of location, zoning, and infrastructure.

MORE DETAILS

Property ID	NW0FGN
Property Type	AcreageSemi-rural
Land Area	13.4 acre



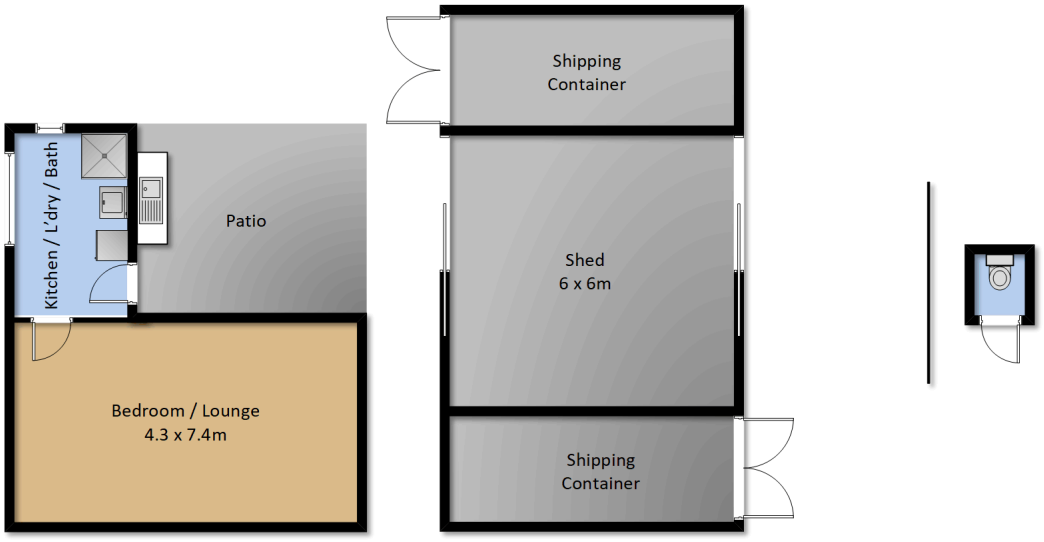




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