

Buckenbowra, 1325 Old Bolaro Road

Valley Of Dreams!

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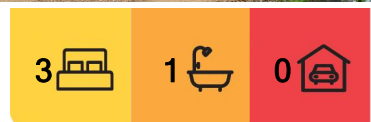
Has the appeal of a large holding on the east side of the range close to the coast been on your wish list? Well look no further! Bolaro Station is being offered for first time in over a generation and must be sold.

The property has a history going back to the mid-1800s when the Corn Trail was used to transport goods from the coast to Braidwood and back.

The property itself has 341 ha (843 acres approx) with approximately half being natural bush and the balance cleared agricultural river flats with the potential to open up more land for agricultural use. The property is capable of running up to 250 beef cattle in a good season, with good feed and permanent water available in the clear flowing creeks at the head of the Buckenbowra river.



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.



For Sale
Auction

View
ljhooker.com.au/129GF8F

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LJ Hooker Batemans Bay
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The comfortable farmhouse was constructed in 1949 using material from the property, solid timber floors, frame and roof milled from trees off the property and bricks as solid as the day they were laid, made on site. The home features high ceilings, a country kitchen, wood fire plus R/C air conditioning in the living space, the bedrooms and bathroom are on a separate wing linked by a Queenslander style verandah.

The water supply is by header tank and electric hot water storage run by the solar system. The batteries and the diesel back up generator are in a storage shed away from the house. The property consists of 15 lots on one title all zoned RU1 agricultural use. With an outlook towards the Great Dividing Range over your own valley with flowing creeks, it's a special place with points of interest around every corner.

There are two main access points, one from Nelligen off the Kings Highway the other from a council maintained road from Mogo off the Princes Highway taking around 45 minutes in a car. The main commercial hub of Batemans Bay and the rural town of Moruya are the closest main towns with the beaches at Broulee and Tomakin around 10 minutes from Mogo. Canberra is less than two hours from Nelligen.

This is a unique property for those looking for a relaxed rural lifestyle with an income and still be close to the coast for the lifestyle you have longed for.

PLEASE NOTE: There is a potential option for the purchaser regarding subdivision and investigation into the feasibility of this has been sought from the local council. Any purchaser will need to do their due diligence if they want to proceed with the potential option.

Please contact Rob Routledge for further information.

As mentioned, this property must be sold and is set for auction in rooms with internet and phone bidding options 1pm on Thursday, 7 November, 2024.

<https://buy.realtair.com/properties/145872>

More About this Property

Property ID	129GF8F
Property Type	AcreageSemi-rural
House Size	143 m ²
Land Area	341.15 hectare
Including	Air Conditioning Woodfire Solar battery setup with diesel generator back up

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