



2581 Kings Highway, Currowan

TAKE TIME TO ENJOY LIFE

Every now and again, a special property comes along that soothes the soul and gets you back on track with the important things in life - 2581 is such a property.

It will not work for everyone, but if it's for you, the land will talk to you and you will fall in love. Pristine Cabbage Tree Creek forms one of the boundaries, inviting you to take a seat on the bank and watch the clear waters flow past as you contemplate life. The one-off home is an eclectic mix - part train, part stone, part timber - and entirely unique.

The home itself was not approved, however there is a building entitlement in place. It has grown from small beginnings to its current approximate 308sqm, offering potential for dual living if required. The expansive, covered deck area is ideal for chilling out and enjoying the peaceful surrounds. The wastewater system is council approved and, with a current building entitlement, you have the option to build your dream home or simply continue to enjoy the laid-back lifestyle on offer in the existing residence.

The property totals 11.65 ha and is made up of two parcels on either side of the highway. The parcel containing the buildings is level and features rich alluvial soil - ideal for running some stock, or perhaps organic vegetables for local and Canberra markets, where quality

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FOR SALE
\$1,250,000

AGENTS

Rob Routledge
0414 235 976
rroutledge.batemansbay@ljhooker.com.au

AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

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produce is always in demand.

For the horse lover, there are good paddocks with plenty of feed, and across the creek lies State Forest, ready to be explored. This is a true stand-alone proposition, with its own solar power system, water tanks and onsite treatment system, keeping running costs and rates quite reasonable. It's a chance to step away from big corporations and their bills, and reconnect with a more self-sufficient way of life.

There is also a large 22m x 7.2m agricultural shed, along with several smaller sheds, a cattle race, chook pen and a well-established home vegetable garden ready to go.

Currowan is approximately 34km east of Braidwood and 27km to the Batemans Bay CBD. The village of Nelligen, with the majestic Clyde River, regional boat ramp, café and country pub, is just 17km away on the road to the Bay.

You could also consider Hipcamp-style camping or explore the idea of tiny home short-stay accommodation - the options here are as broad as your imagination.

If you're yearning for a genuine tree-change option that's still within easy reach of the coast, give me a call to discuss.

MORE DETAILS

Property ID	12RHF8F
Property Type	AcreageSemi-rural
Land Area	11.65 hectare
Including	Air Conditioning slow combustion fire rural

Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
routledge.batemansbay@ljhooker.com.au

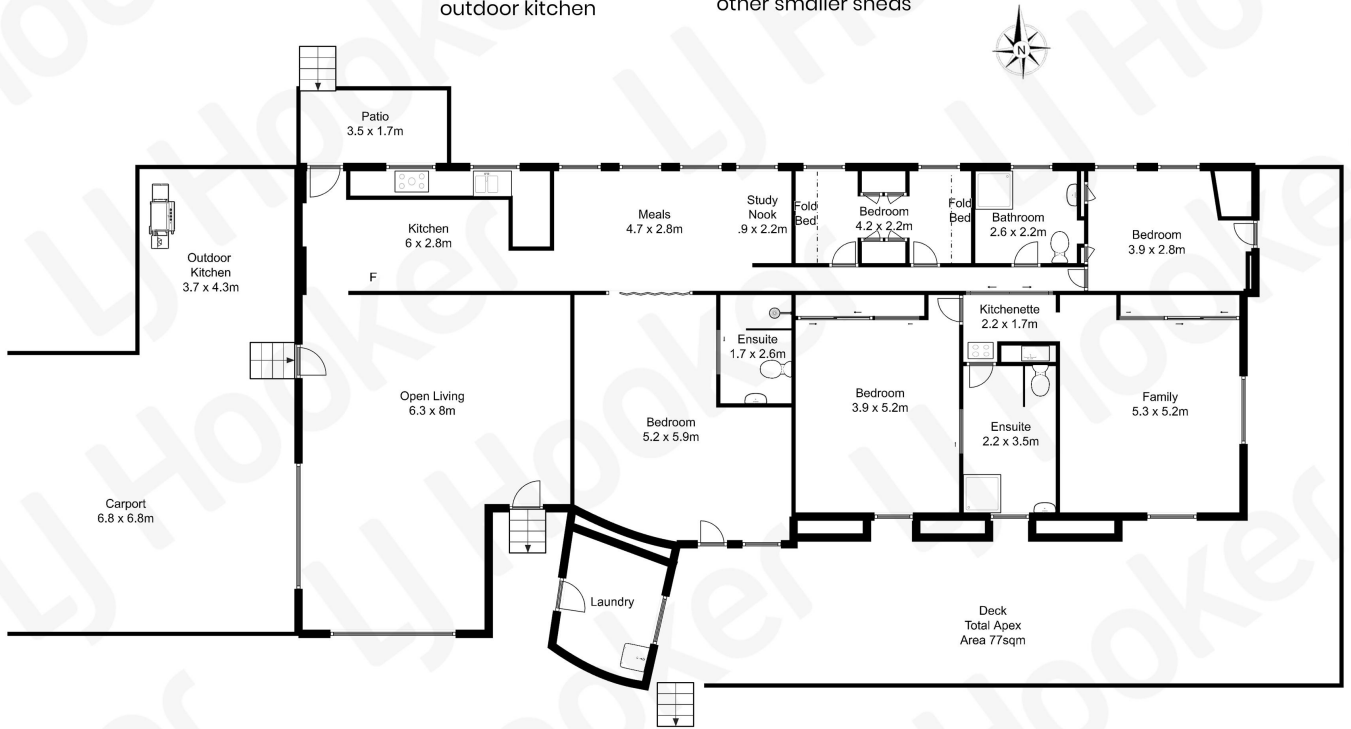
LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Approximate floor area
308 square metres
excluding carport and
outdoor kitchen

Property Includes:
Shed 22 x 7.2 and 9.1 x 71m
plus a variety of
other smaller sheds



All measurements are approximate and are intended as a guide only