






12 Runnyford Road, Nelligen

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## EMBRACE THE VILLAGE AMBIENCE

They say don't judge a book by its cover, and that's spot on with this one. Behind the modest facade is a home full of surprises, offering more space and flexibility than you might expect.

On the entry level, you'll find four generous bedrooms, two with built-in robes and the main with a walk-in robe, all serviced by a well-planned three-way bathroom. The open plan living area flows out to a large deck with a peaceful bush backdrop, perfect for lazy mornings or afternoon drinks with friends.

Downstairs is where this home really shows its versatility. There's a large rumpus room, laundry, and a separate W/C. It's ideal for a games room, she shed, man cave, or even a teen retreat. And yes, it comes with a pool table, ready for a bit of fun.

Nelligen has recently been connected to town water and sewer and offers solid NBN wireless internet. The local pub, the Steampacket Hotel, is a favourite for meals and live entertainment. Grabbing a coffee or bite to eat at the River Café is always high on the to-do list, and the easy-access boat ramp makes a day on the Clyde River a breeze.

**FOR SALE**  
\$650,000 - \$695,000

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Just 10 minutes from Batemans Bay, you're close to shops, clubs, and essential services. Beautiful beaches like Durras, Long Beach, and Malua Bay are all within easy reach. Canberra is under two hours away, and Southern Sydney is about four.

This home is priced to catch the eye of first home buyers, holiday makers, and investors alike. Come and see for yourself - it might just be the affordable surprise you've been looking for.

Features:

- Ducted reverse cycle system
- Deck
- 14K litre water tank

**MORE DETAILS**

Property ID	12M7F8F
Property Type	House
Land Area	778 m2
Including	Air Conditioning Ducted Heating Deck Built-in-Robes

**Rob Routledge 0414 235 976**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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**LJ Hooker Batemans Bay (02) 4472 6455**

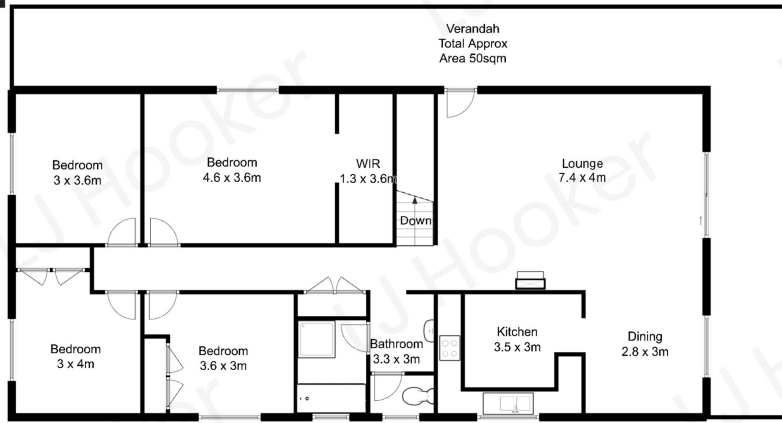
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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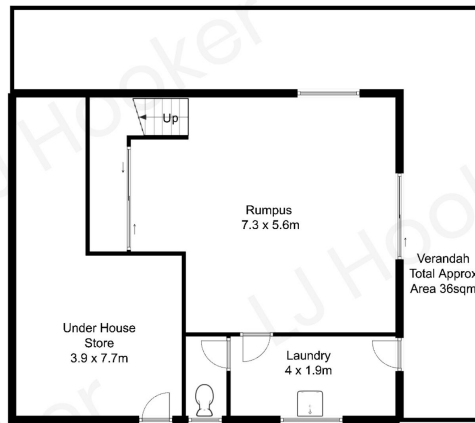
Approximate Floor Area  
304 square metres

Property includes  
Garage 4.5 x 7.5m

Entry Level



Lower Level



All measurements are approximate and are intended as a guide only