

14 Nelligen Place, Nelligen




RIVER VIEW COTTAGE

On the water side of one of the most sought-after streets in the quaint village of Nelligen, upriver from the bustling centre of Batemans Bay around 10km drive away, sits this well-presented home. The back covered deck faces N/E and captures elevated views over the pristine Clyde River - the sort of outlook you don't get tired of.

The home has just been repainted and the bathroom redone, so all the hard work has been sorted - it's move in ready. Easy care flooring throughout is a mix of cypress pine boards and overlay flooring, giving a warm feel while keeping things practical.

On the entry level you have two bedrooms with built-ins, a central kitchen and two living areas, one flowing straight out to the covered patio. Downstairs offers a good-sized rumpus or bunkroom area, along with a laundry, separate W/C and lock up storage room, providing that extra flexibility for guests, kids or hobbies.

Set on a generous 833sm block, there's scope for a garage or shed build with concrete side access on the right and room on the left side as well. The home is connected to sewer, and while town water is available at the front, it's currently hooked up to two 22,500 litre water tanks.

2  1  0 

FOR SALE
\$770,000

VIEW
By Appointment

AGENTS
Rob Routledge
0414 235 976
routledge.batemansbay@ljhooker.com.au

AGENCY
LJ Hooker Batemans Bay
(02) 4472 6455

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**

Nelligen itself remains one of the Coast's hidden gems - with its great boat ramp, popular café on the river, and the ever popular family friendly Steampacket Hotel on the Kings Highway. It's a relaxed riverside lifestyle with the convenience of town only minutes away.

So whether you're after a permanent home or a family getaway, this one is well worth a closer look

MORE DETAILS

Property ID	12TQF8F
Property Type	House
Land Area	833 m2
Including	Air Conditioning
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Water Tank

Rob Routledge 0414 235 976

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

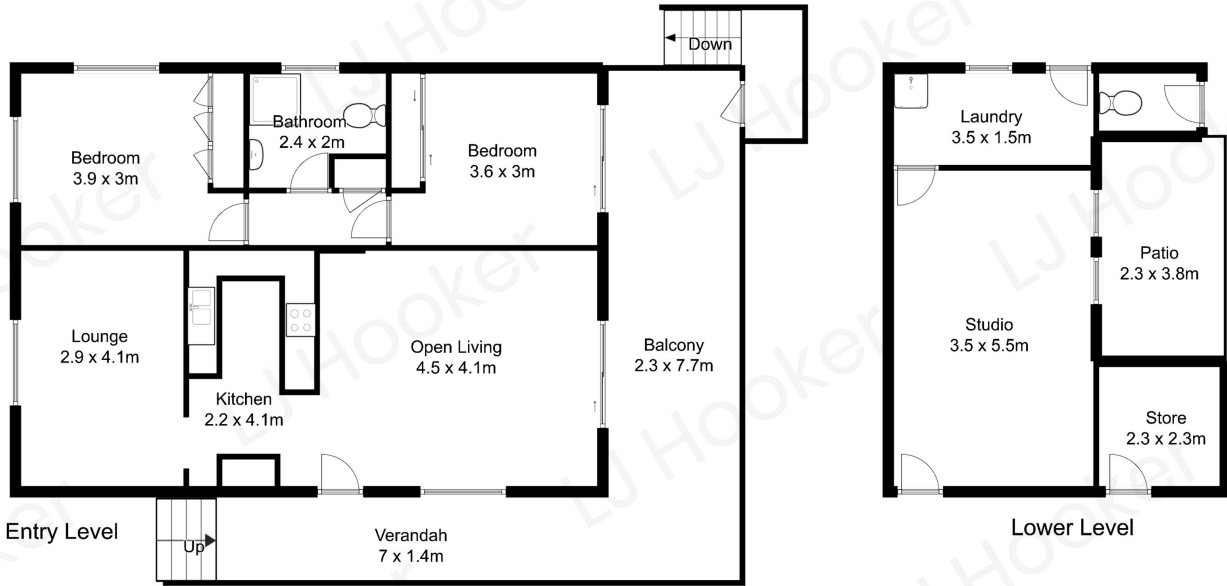
LJ Hooker Batemans Bay (02) 4472 6455

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





Total Approximate Area
150 square metres
Including deck and verandah



All measurements are approximate and are intended as a guide only

