






18 Braidwood Street, Nelligen

EMBRACE THE VILLAGE LIFESTYLE

Less than 10km from the CBD of Batemans Bay along the Kings Highway, on the banks of the pristine Clyde River, sits the quaint township of Nelligen - renowned for its friendly community and relaxed riverside living. It's the perfect place to slow down and enjoy life at an easier pace.

This delightful home makes an ideal entry-level buy, a solid investment, or the perfect weekender ready for the approaching Christmas season. It features three bedrooms, all with built-in robes (BIR), a bathroom with two separate WCs, and an open-plan living area that flows onto a large elevated deck. Enjoy gentle river glimpses from here - a lovely reminder that you're only 300 metres from the water's edge and the popular local café. It's the perfect spot for a morning coffee while watching the Clyde River drift by.

A 7.3m x 4.4m covered carport offers plenty of space to store the boat or vehicles when you're not out enjoying a day on the water. Being a pole home, there is ample space underneath to create (STCA) an extra room - ideal for a man cave, she shed, or simply a great workshop space if required.

3  1  1 

FOR SALE
\$630,000

AGENTS

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

AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The local favourite, The Steampacket Hotel, is well known for its warm hospitality, great food, and regular live local music - just a stroll from your doorstep. With town water and sewer recently connected, Nelligen now offers that sought-after blend of village charm and modern convenience, all just minutes from Batemans Bay.

MORE DETAILS

Property ID	12NVF8F
Property Type	House
Land Area	736 m2
Including	Fire Place Balcony Deck Built-in-Robes

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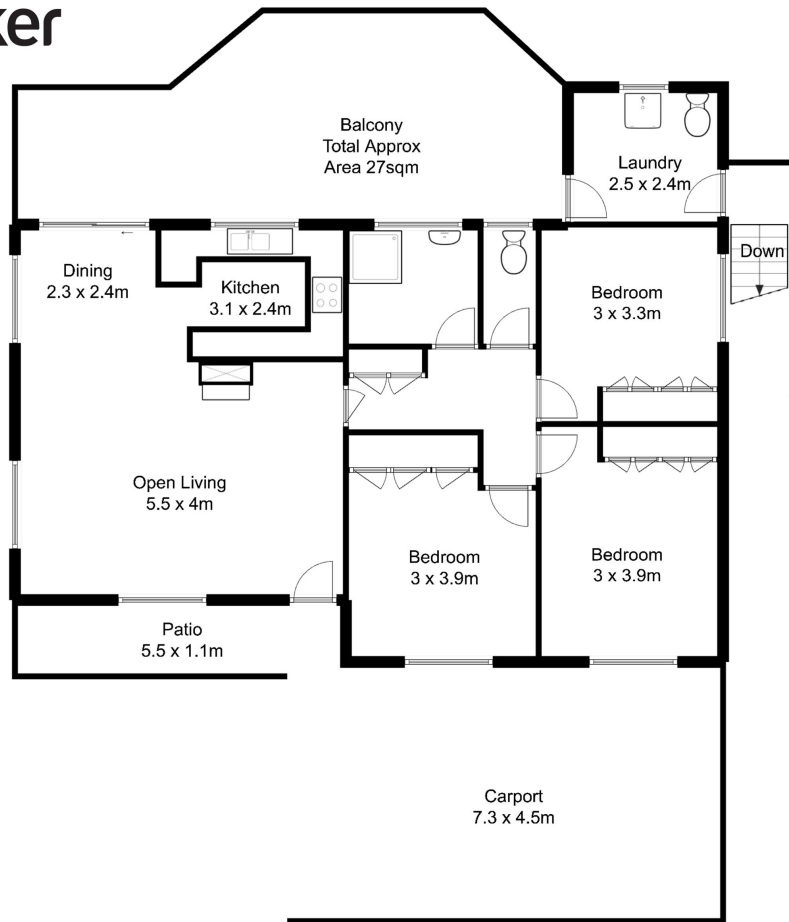
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
routledge.batemansbay@ljhooker.com.au

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
122 square metres



All measurements are approximate and are intended as a guide only