



33 Old Bolaro Road, Nelligen

LIVE THE DREAM

Have you ever dreamed of having enough land to be a little self-sufficient, yet still be close to a major town and the coast? This property might just be what you've been looking for.

With 5.656 ha (just under 14 acres) of semi-cleared land, there's plenty of room to move. The main trees remain, but the undergrowth is grassed and easy to maintain. The external boundaries are already fenced, and with a bit of internal fencing, you could run a few horses or other stock.

The home is single-level, of slab and brick construction with a Colorbond roof, completed around 2014 - just over 10 years old. It features three oversized bedrooms, all with generous robe space, and the main includes an ensuite.

The main living area offers an open-plan design that flows seamlessly to a sunroom. The large kitchen provides abundant drawers and storage, solid stone benchtops, and a 900 mm oven with gas cooktop. There's also a separate, spacious lounge offering additional living flexibility.

Outside, you'll find a 7.7 m x 5.8 m brick garage with an attached 7.9 m x 5.8 m carport, offering plenty of height for a horse float, caravan,

3 2 4

FOR SALE

\$1,350,000

AGENTS

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AGENCY

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or boat. A separate studio provides extra workspace, and if a larger shed is on your list, there's more than enough space to add one.

For water, the property includes a 120,000-litre in-ground concrete tank that pumps to a 20,000-litre header tank, gravity-feeding water to the house. An evacuated-tube solar hot water system helps keep power costs down. Access to the property is via a private road, and it's all sealed out to the Kings Highway.

Conveniently located around 4 km from the Clyde River and Nelligen township, Batemans Bay is only 14 km away, Canberra about a two-hour drive, and southern Sydney around four hours.

If lifestyle, space, and proximity to town, river, and beaches are on your wish list - book an inspection to begin your new lifestyle.

Note: The pretty 4 ha vacant block next door has also just been listed separately. If more land is needed, why not buy both?

Beds: 3
Baths: 2
Garaging: 4
Land: 5.656 ha

MORE DETAILS

Property ID	12PYF8F
Property Type	House
Land Area	5.56 hectare
Including	Air Conditioning Fire Place Balcony Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank Solar Hot Water

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Total Approximate Area
247 square metres
Property Includes
Garage 7.7 x 5.8m
with attached
carport 7.9 x 5.8m



All measurements are approximate and are intended as a guide only