

5 Sproxtons Lane, Nelligen




## LIFE ON THE RIVER - Why tow your boat? Moor it in your backyard!

If the thought of mooring your boat at your own pontoon and permanent boat ramp on the magical Clyde River has ever crossed your mind, this may be the opportunity you've been waiting for.

This tightly held pocket of riverfront homes rarely changes hands, and a change in the vendor's circumstances now offers a new owner the chance to enjoy this special lifestyle. Picture relaxed family weekends on the river, fishing, boating or simply soaking up the surroundings. The generous 1,792 sqm block provides plenty of space for everyone to enjoy this magical setting. Access is via a quiet no-through road, and while bustling Batemans Bay is less than a 10-minute drive away, once you're here you'll feel a world away from the hustle and bustle.

The home itself is spacious and open-plan in style, all on one level, with the main living area opening onto a large covered entertaining space that takes in uninterrupted river views - a place where every day truly does feel like a holiday.

Adding further flexibility is a separate studio with its own bathroom.

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**FOR SALE**

\$1,750,000

**VIEW**

Sat 16th May @ 12:30PM - 1:00PM

**AGENTS**

Rob Routledge

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**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**

With a little imagination, it could be ideal as guest accommodation or a holiday let to generate some additional income.

The Clyde River offers ocean access to the east past Batemans Bay and extends around 25 kilometres upstream to the west, giving you endless boating and exploration options.

Whether you're searching for a permanent riverside home or the ultimate weekend escape, this is a property that deserves serious consideration. Opportunities like this don't come along often - the next chance to secure this lifestyle could be years away, so why not live the dream now.

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

## MORE DETAILS

Property ID	11VEF8F
Property Type	House
Land Area	1792 m2
Including	Study Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water

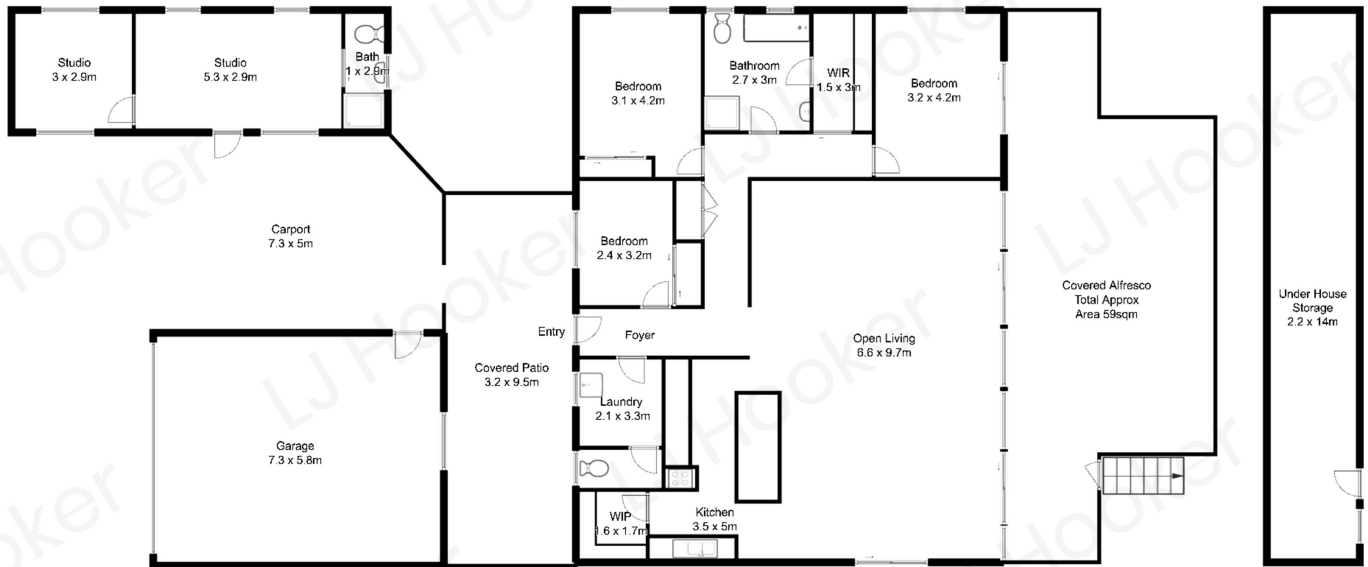
### Rob Routledge 0414 235 976

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All measurements are approximate and are intended as a guide only