







5 Sproxtons Lane, Nelligen

SELLING BELOW PURCHASE PRICE!

My vendor purchased this dream property in 2023 for $1,688,000 but life has changed for him, he wants it moved - so his loss could be your gain.

If you have ever dreamed of keeping your boat at your own private pontoon with a permanent boat ramp on the stunning Clyde River, this is an opportunity not to be missed. Why tow your boat when you can moor it in your backyard?

Properties in this tightly held riverfront enclave rarely come to market. A change in the current owner's circumstances now presents the chance for you to secure an exceptional waterfront lifestyle, approved floating pontoon plus a decent sized slipway to dry dock your boat.

Set on a generous 1,792sqm block, the property offers plenty of space for family and friends to enjoy everything the river has to offer there is even room at the front (STCA) to build a second residence for family or rental income if that's on your radar. Spend your weekends boating, fishing, swimming or simply relaxing while taking in the peaceful surroundings.

3 2 4

FOR SALE
$1,500,000-$1,600,000

AGENTS
Rob Routledge
0414 235 976
rroutledge.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

Accessed via a quiet no-through road, the home feels wonderfully secluded, yet vibrant Batemans Bay is less than 10 minutes away.

Designed for easy living, the spacious single-level home features an open-plan layout with the main living area flowing seamlessly onto a large covered entertaining area. From here, you'll enjoy uninterrupted views across the river - the perfect backdrop for entertaining or unwinding at the end of the day.'

Adding further versatility is a separate studio complete with its own bathroom. Ideal for guest accommodation, a teenager's retreat, home office or potential holiday rental.

The Clyde River provides direct ocean access via Batemans Bay and stretches approximately 25km upstream, offering endless opportunities for boating, fishing, and exploration.

Whether you're looking for a permanent waterfront residence, a family holiday home, or the ultimate weekend escape, this is a rare chance to secure a sought-after riverfront lifestyle.

Opportunities in this location are few and far between. Don't miss your chance to make this exceptional property your own to enjoy for a lifetime.











MORE DETAILS

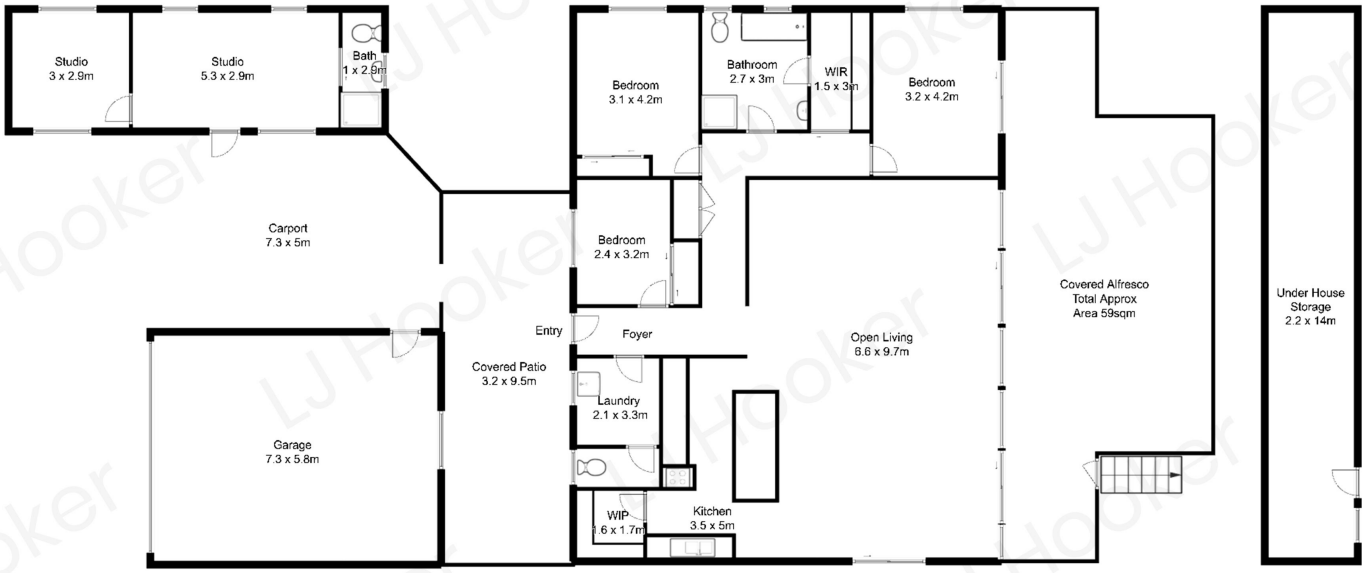
Property ID	11VEF8F
Property Type	House
Land Area	1792 m2
Including	Study
	Air Conditioning
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Hot Water

Rob Routledge 0414 235 976
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | rroutledge.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

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Total Approximate Area
221 square metres
including alfresco,garage
studio and carport
Underhouse Storage 171 square metres



All measurements are approximate and are intended as a guide only

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