







7 Braidwood Street, Nelligen

A HOME FULL OF HISTORY

The Old Post Office was built in 1900 and served the village until 1982, before being converted into a residence and bed and breakfast. The B&B side is not currently in use, but the setup is still there and ready to go if that's something you would like to bring back to life..

The home is full of history and is heritage listed. From the original timber floors to the stunning leadlight windows, period fireplaces and soaring 4.5-metre ceilings, there is character everywhere you look. The front of the home has three generous rooms, all with period ensuites, plus another room that could be used as a guest lounge or, if you wish, an extra bedroom.

At the back of the home is the owner's section, which can be locked off with its own separate entrance when the B&B is in use, or opened up when friends and family come to stay. This section includes a generous bedroom with WIR, a modern galley-style kitchen, bathroom complete with claw-foot bath, a good-sized laundry with period tubs and a family room, all done in keeping with the style of the original home. The feeling of yesteryear really does abound here.

There is rear access to a lock-up garage and two carports. Although the property is now connected to town water and sewer, the rainwater tank has been retained for garden use, and there is also an operating

4 4 3

FOR SALE
$1,200,000

VIEW
By Appointment

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bore which can top up the tank if required.

Then there is another part of the property that really adds to the possibilities. A freestanding 11 x 4.5-metre building with access off Braidwood Street has a magical covered terrace area on the upper level, with sparkling views over the Clyde River. It is currently used as garaging, but it previously operated as a café/takeaway and, to my mind, someone with a bit of vision could see a number of possible uses here to create another income stream alongside the B&B.

So what do we have here? A character-filled home, three B&B rooms which could potentially rent from around $200 to $250 each a night, and a separate building with the opportunity to develop another business if you wish.

All this is set in the quaint riverside village of Nelligen, around 8km from the tourist hub of Batemans Bay and just off the Kings Highway, the main road through to Canberra.

If you like the idea of a home with history, character and the potential to earn an income as well, this might just be that special property you have been looking for.

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	12Z1F8F
Property Type	House
Land Area	593 m2
Including	Air Conditioning
	Fire Place
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank











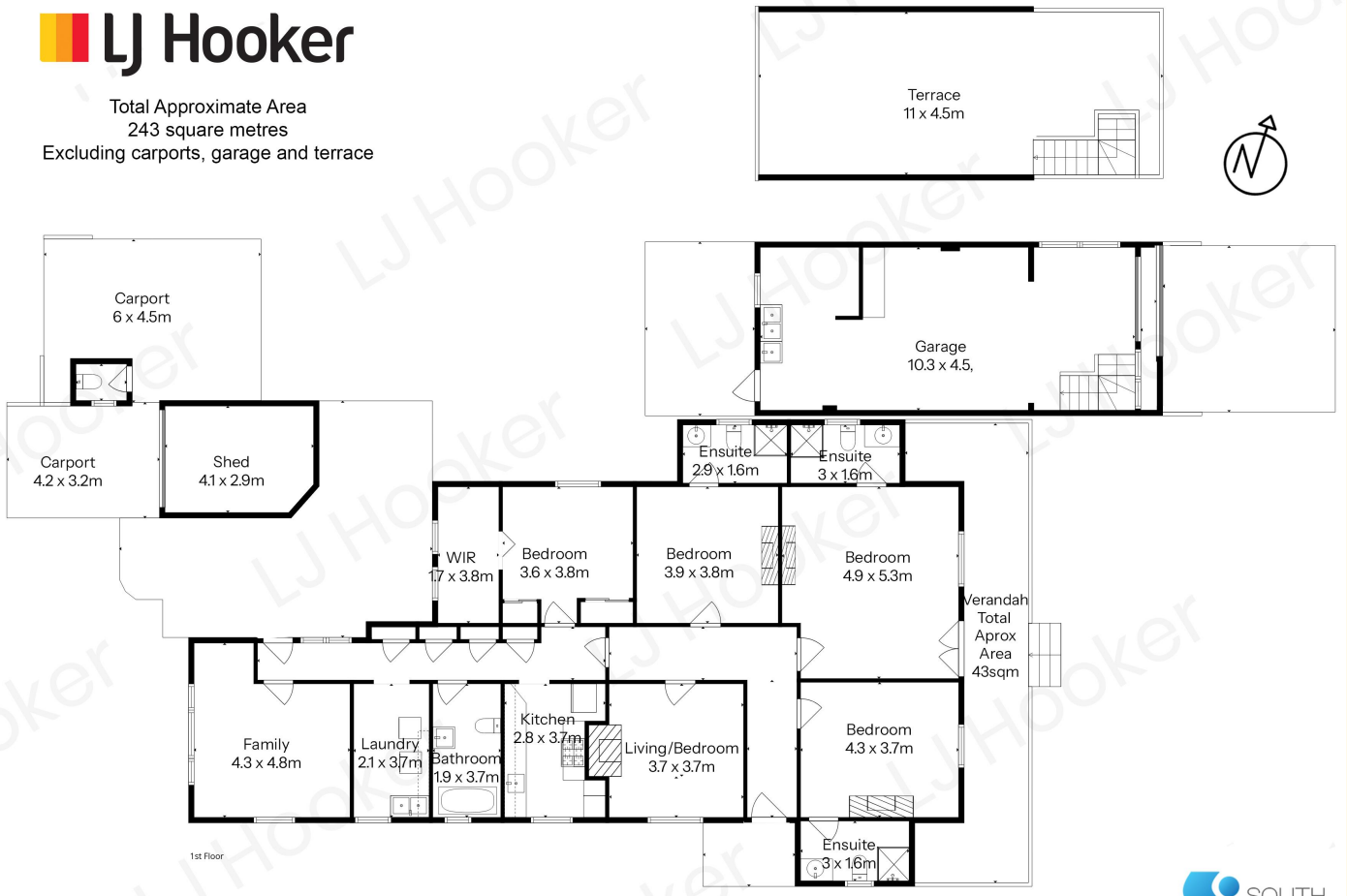
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Total Approximate Area
243 square metres
Excluding carports, garage and terrace



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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