



86 Allards Lane, Nelligen




## PRIVACY, LIFESTYLE & POTENTIAL ON 40 ACRES

Set within an exclusive four-lot subdivision just 1km from the Kings Highway, this picturesque 40-acre property offers the perfect blend of privacy, lifestyle and future potential.

Subject to council approval (STCA), there may be an opportunity to subdivide and create a separate 20-acre parcel for family, friends or resale, with strong ongoing demand for acreage properties in the area.

Built in 2009, the main residence is a wonderful example of Australian country living. At its heart is a spacious open-plan living area featuring vaulted ceilings, genuine timber flooring and an abundance of natural light. This central space flows seamlessly onto a substantial wrap-around covered hardwood deck, creating the ideal setting for year-round outdoor entertaining and relaxation.

Accommodation comprises four generously sized bedrooms, all with built-in robes. The master suite includes a walk-in robe and private ensuite. Designed with family living in mind, the main bathroom features a practical three-way layout with a separate shower and bath, separate toilet and vanity area. The home is also serviced by on-

6  3  6 

**FOR SALE**  
\$1,500,000

**VIEW**  
By Appointment

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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**

demand gas hot water.

Comfort is assured throughout the seasons with a slow-combustion wood heater, complemented by zoned ducted reverse-cycle air conditioning.

Adding exceptional versatility to the property is a recently completed, fully approved two-bedroom secondary dwelling. Featuring reverse-cycle air conditioning, this separate accommodation is ideal for extended family, guest accommodation or potential rental income. Attached is a substantial 6m x 7m lock-up garage, along with an additional 9.7m x 6m multipurpose space offering further flexibility.

The land itself is cleared around the homes, with the balance retained as natural bushland, providing a peaceful and private setting. The property enjoys frontage to permanent Nelligen Creek and partially adjoins State Forest, enhancing its natural appeal and recreational opportunities.

Conveniently located approximately 15km from the vibrant regional centre of Batemans Bay, the charming riverside village of Nelligen offers a welcoming community atmosphere, a popular café, a regional boat ramp with direct river-to-sea access, and the recently renovated Steampacket Hotel.

Offering space, privacy, income potential and an enviable semi-rural lifestyle, this outstanding property presents a rare opportunity to enjoy the best of country living while remaining within easy reach of essential services and coastal amenities.

Disclaimer: All information contained herein has been obtained from sources deemed reliable. However, no guarantee is provided as to its accuracy, and interested parties should rely on their own enquiries and seek independent legal advice where necessary.

## MORE DETAILS

Property ID	12GWF8F
Property Type	House
Including	Air Conditioning Ducted Heating Fire Place Dishwasher Built-in-Robes Water Tank

### Rob Routledge 0414 235 976

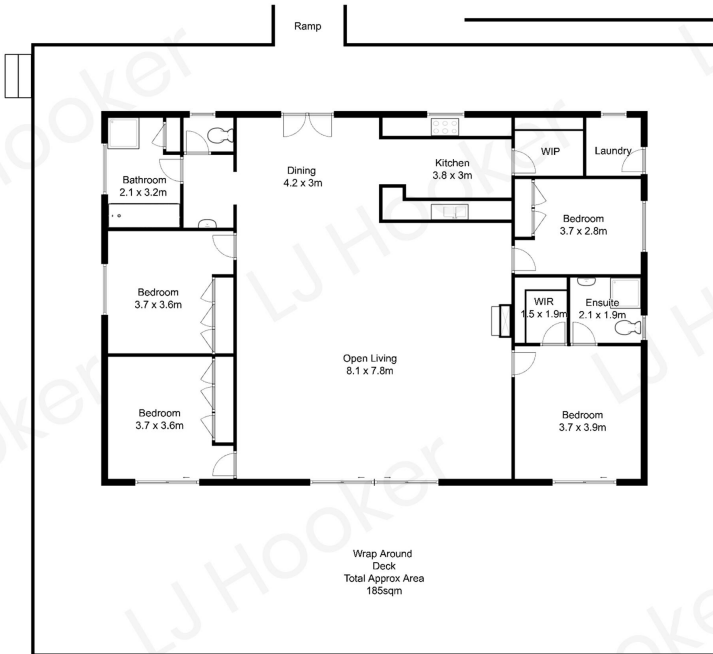
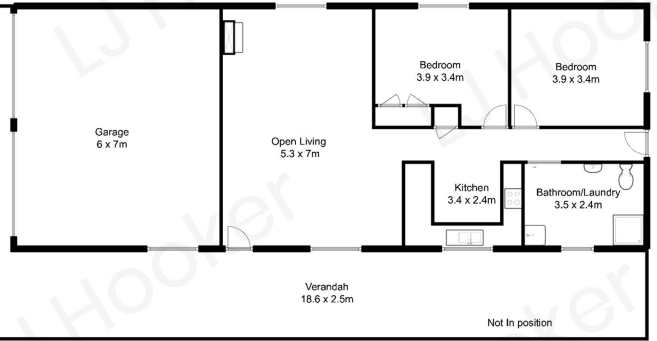
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Approximate Floor Area  
 Main House: 365 square metres  
 including wrap around deck  
 Studio: 93 square metres  
 +  
 Carport, Garage and Verandah  
 164 square metres



Block size: 130,402 m<sup>2</sup>



All measurements are approximate and  
 are intended as a guide only

