



86 Allards Lane, Nelligen




PRIVACY PLUS LIFESTYLE

Situated in a small 4-lot subdivision just 1 km off the Kings Highway, this picture-perfect property spans approximately 40 acres and offers an excellent opportunity (STCA) to break off 20 acres for friends or family, or simply resell - there is always strong demand for acreage blocks in the area.

The main house, built in 2009, is a true tribute to Australian country living. The large open-plan central living space features vaulted ceilings and real timber floors, opening out to a massive wrap-around covered hardwood deck that works perfectly as your outdoor living space.

Accommodation is well taken care of with four good-sized bedrooms leading off the central living area, all with robes. The main bedroom includes a walk-in robe and ensuite. The main bathroom is a practical three-way setup with a separate shower and bath, separate WC, and vanity - perfect for everyone to get access during busy times. The home is serviced by on-demand gas hot water - no cold showers here!

Comfort is assured year-round with a slow-combustion wood heater, plus zoned and ducted reverse-cycle air conditioning.

6  3  6 

FOR SALE
\$1,595,000

VIEW
By Appointment

AGENTS

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AGENCY

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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**

But wait… there is a great bonus to this property. A separate, fully approved and appointed two-bedroom accommodation has just recently been built, complete with reverse-cycle air conditioning. This is attached to a good-sized 6m x 7m lock-up garage, plus an additional 9.7m x 6m space - a great little money earner or extra accommodation for extended family.

The land totals around 40 acres, cleared around the home, with the balance being natural bushland. It partly adjoins State Forest and also enjoys frontage to permanent Nelligen Creek.

Located approximately 15 km from the bustling regional centre of Batemans Bay, with all its services, the pretty township of Nelligen on the Clyde River offers a great café, a regional boat ramp providing river-to-sea access, and the recently renovated Steampacket Hotel, completing the local social hub.

This property offers so much for those seeking a semi-rural, private lifestyle while still enjoying easy access to larger town amenities.

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

Rob Routledge 0414 235 976

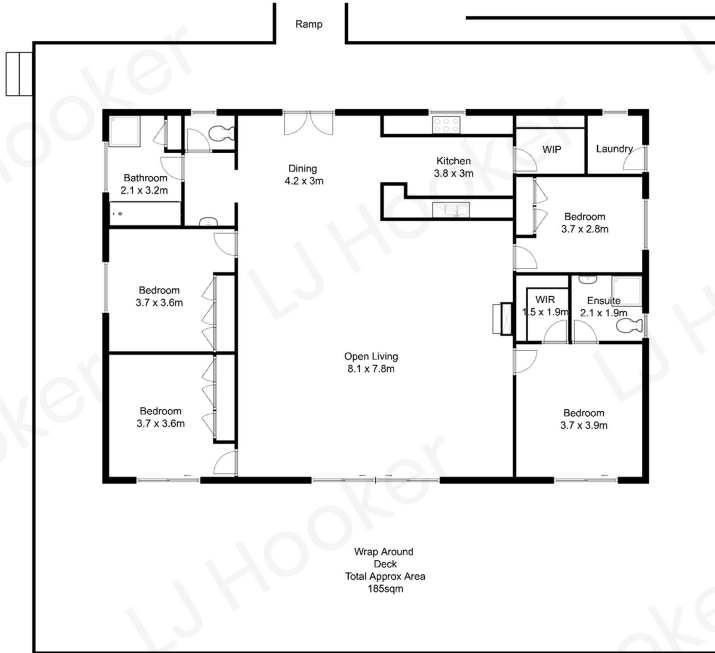
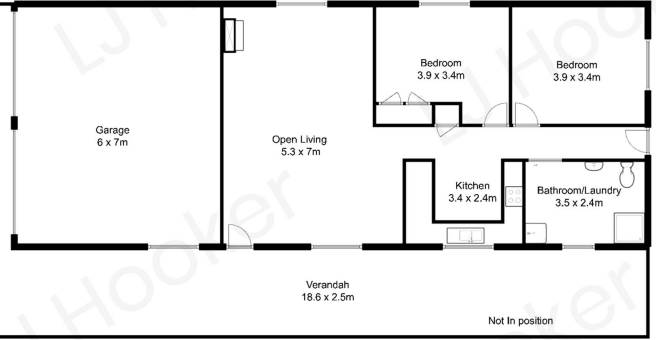
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Approximate Floor Area
 Main House: 365 square metres
 including wrap around deck
 Studio: 93 square metres
 +
 Carport, Garage and Verandah
 164 square metres



Block size: 130,402 m²



All measurements are approximate and are intended as a guide only

