



953 The River Road, Currowan

THE RIVER OF DREAMS

Acreage with prime Clyde River frontage is a rare find - and this one's got the lot. With approximately 2 KLMS of deepwater frontage and your own spot to launch the boat, you'll be living the riverfront dream.

The property spans both sides of The River Road and includes 22 lots on one title for rating purposes, mostly along the river. Altogether, you're looking at 61.36 hectares (around 151.6 acres). On the high side of the road, two of the lots offer dams for stock watering and elevated views from the DA-approved building site. Concrete footings are already in place, locking in approval in perpetuity for a three-bedroom plus study home with a bathroom and ensuite. You can build when you're ready, or start fresh and design your own dream home.

Also on the high side is a 24m x 12m insulated agricultural shed with a concrete floor, power connected, and plumbing roughed in for a bathroom. There's plenty of room here for all the gear - tractors, watercraft, you name it - and everything's ready for a day on the water.

The land is currently running about 25 head of cattle, but with rich, fertile soil, it could comfortably support double that. The property is fenced into 12 paddocks with multiple dams and two 22,500-litre tanks, and cattle yards and loading dock - so the stock are well looked



LAND 61.36 ha

FOR SALE
\$3,200,000

AGENTS

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after.

Down near the river's edge, there's a simple, unapproved cabin and a shady picnic area by the slipway - the perfect spot to cast a line, pull up a few flathead, maybe even a mud crab or two, and watch the tides roll in and out.

There's plenty of potential here. Whether it's a farmer coming off the land who's not quite ready to park the tractor - the property's productive enough to keep your primary producer status - or someone with a bit of vision looking to turn it into a tourism venture, the options are wide open.

The Clyde is deepwater right through to the ocean, so with the right boat, you'll be out reef fishing in no time. There's Council-maintained road access, and the charming village of Nelligen is about 10 KLMs away. Batemans Bay and the coast are just another 6 KLMs along the Kings Highway.

Opportunities like this don't come around too often. Book your private inspection and come see what the future could look like - for you, your family, and your mates.

Council Rates: \$2,278.90 pa

Features:

11 dams

12 padlocks

DA in place

MORE DETAILS

Property ID	1173F8F
Property Type	Cropping
Land Area	61.36 ha

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