



3032 The River Road, Currowan

SWANHAVEN

Every so often, a truly unique property comes along - and this is one of them. With an impressive 520 metres of pristine Clyde River frontage, your own timber wharf, and a private boat launching spot, this riverside haven is as picturesque as it gets.

The estate is divided by The River Road into two distinct sections. On the riverside, you'll find around 15 acres of rich, alluvial soil - perfect for grazing or cropping - securely fenced into five ring-lock paddocks. One paddock includes a galvanised holding yard with loading ramp, and every paddock has plumbed concrete watering troughs. The combined water storage is 49,800 litres.

Across the road, the bushland section adjoins State Forest and features three fenced paddocks, each with its own animal shelter, water tanks, and four stock troughs. These paddocks can be opened up or separated as needed, and the fencing is only a few years old, so it's all in excellent condition.

On the river side, you're spoiled with near-new infrastructure, including:

- Eco Design Tiny Home - complete with full kitchen, bathroom/laundry, loft sleeping area, and a retractable electric awning overlooking the river. Outside, a firepit area is perfect for relaxing with



LAND 31.97 ha

FOR SALE

\$1,750,000

AGENTS

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family and friends under the stars.

- Main Shed (16m x 12m) - fully insulated, with a side ensuite, a 6.6kVA system and Tesla battery, plus a Kubota 9kVA diesel generator with auto-start backup. High-clearance roller doors allow easy access.

- Agricultural Shed (12m x 10m) - ideal for keeping equipment protected and under cover.

- Two shipping containers with a pitched roof between, providing additional storage and secure lock-up space.

Conveniently located just around 16 km via Black Flat Road off the Kings Highway, or around 30 minutes via East Lynne on the Princes Highway, it's an easy drive into Batemans Bay CBD.

The Unimproved Capital Value on the Council rates is \$821,000, and the property is offered with all improvements, plus a substantial range of equipment and stock (details available on a separate spreadsheet) valued at over \$600,000 in today's market.

This is a property with endless potential. Grow your own organic produce, develop a unique holiday escape, or simply savour the peace and serenity of your own private riverside retreat. You could even join forces with friends and secure a getaway you'll all enjoy for years to come.

MORE DETAILS

Property ID	12MUF8F
Property Type	Lifestyle
Land Area	31.97 ha

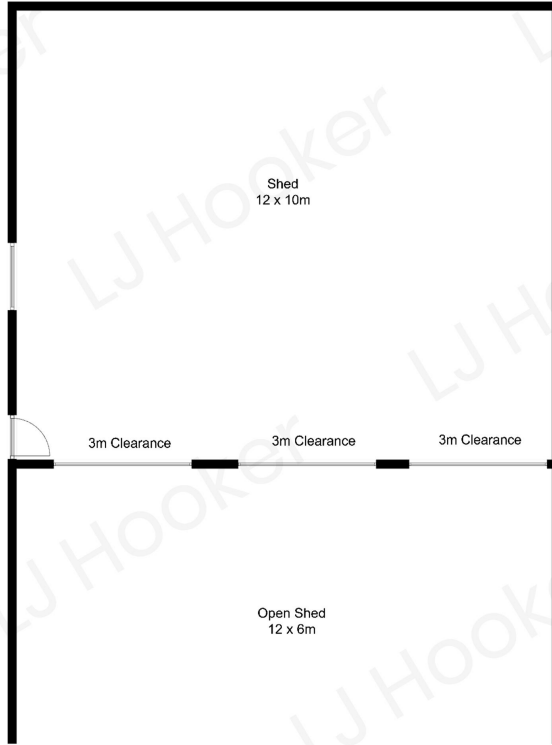
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All measurements are approximate and are intended as a guide only