

130 Allards Lane, Nelligen, NSW 2536



Acreage For Sale

Wednesday, 31 January 2024

130 Allards Lane, Nelligen, NSW 2536

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 13 m2

Type: Acreage



Rob Routledge

0414235976

\$895,000

Rarely do you step onto a property for the first time and feel this is just right, well this one did it for me! With around 40 acres on offer, this private property is only 1.3km off the Kings Hwy, around 6km to Nelligen, and about 16km to Batemans Bay, with Canberra being around a 2-hour drive. Fully fenced and gated it has around 950 metres of frontage to permanent water in Nelligen Creek, your water security is assured. There is a nice mix of fertile river flats, lightly wooded hill areas with grass underneath, and fertile irrigated garden areas of citrus orchards, nut and berry plantings as well as a vineyard to produce your wine. The property has sub-division potential (STCA). There is a 15m x 8m shed with a comfortable living area, bathroom, and a bedroom, and the second shed is 12m x 6m with three open bays and one lock-up bay. There is also a recent DA approval in place for a comfortable 3-bedroom 2-bathroom residence with all the necessary paperwork available, live in the existing accommodation while you build your dream home. So, expand your thoughts on this special property, consider a farm stay or eco-tourism set up, or a horse stud, being fully fenced with local bush trails close by, or just enjoy your life down on the farm.

- Water Storage - 13,500 litre on the shed and 22,000 litre top irrigation header tank, 10,000 litre lower header tank.
- Shed Sizes - 15m x 8m plus a 12m x 6m shed
- Mains power
- Gas hot water
- Petrol pump fitted to permanent creek billabongs
- Slow combustion fireplace
- Council Rates \$1,346.80pa