

# 23 Simsons Landing Road, Nelson, Vic 3292



## Sold House

Tuesday, 5 September 2023

23 Simsons Landing Road, Nelson, Vic 3292

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1669 m2**

**Type: House**



Ben Ransom  
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Al Lamond

## Contact agent

Located within walking distance from Simsons Landing on the picturesque Glenelg River, this beautifully designed home welcomes you and complements its natural surroundings. Large windows in the spacious open plan living area provide a magnificent viewing platform for an array of beautiful birdlife - a pleasure to watch while enjoying your morning coffee. Polished floorboards feature throughout the kitchen/dining area and the lounge offers an inviting s/c wood fire plus the convenience of r/c air conditioning. Entertaining at this property is a breeze, with the enclosed BBQ area plus the North facing deck, offering more impressive views over the surrounding bushland. Other features include double car garage with 2nd bathroom & possible 3rd bedroom, separate boat shed, plus rainwater tanks and equipped bore. Currently the property has been used for B&B style accommodation, featuring excellent client reviews. Perspective purchasers have the opportunity to purchase walk in walk out, as a furnished home. A haven for native wildlife, this is a once in a lifetime opportunity not to be missed. Inspect to truly appreciate. Extra Information: Council Rates / T.B.A Land Size / 1669m<sup>2</sup> Council / Glenelg Shire Council Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.