

**3 Sproxtons Lane, Nelligen, NSW 2536**



**House For Sale**

Friday, 1 December 2023

3 Sproxtons Lane, Nelligen, NSW 2536

**Bedrooms: 7**

**Bathrooms: 3**

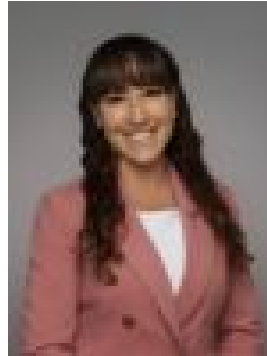
**Parkings: 1**

**Area: 1682 m2**

**Type: House**



Pat Jameson  
0405442905



Sandra Masters  
0416121155

## AUCTION - IF NOT SOLD PRIOR

This idyllic sanctuary offers three distinct dwellings set on 1,682 m<sup>2</sup> of pristine riverfront land with a high tide boundary. There is a seamless flow from one property to the next, offering both a wonderful lifestyle with exceptional opportunities for flexible family living or perfect potential for Airbnb income. The beautifully renovated two-bedroom river cottage is a stunning yet cosy retreat with glorious river views and has its own private jetty and deck perfect for throwing in a line or relaxing with a glass of wine at days end. The perfect place to immerse yourself in the ebb and flow of life watching boats sail by, and simply enjoying the spectacular sunsets. As you wander through the lush, established gardens that surround the cottages, you'll discover a charming studio cottage nestled in the centre of the block, the second dwelling on this enchanting property. With its own brand of charm, this ensuite dwelling makes for the perfect overflow for guests, giving them their own private hideaway, or as another income source for you. The third dwelling, a sturdy brick home, stands proudly at the street front, exuding old-world charm. With three/ four bedrooms, it's a spacious abode that offers a perfect blend of history and modern living. A separate garage adds to the convenience, ensuring that every aspect of comfort is catered for. Completing the picture is the property's very own jetty and slipway allowing you to enjoy the soothing sounds of the river. Despite being a mere 10-minute drive from the bustling Batemans Bay CBD, this property nestled close to the village of Nelligen is a world unto itself. Here, time seems to slow down, and the stresses of everyday life dissolve into the gentle current of the river. It's not just a home; it's a retreat, a place where the beauty of nature converges with the comfort of home, creating an emotive tapestry that whispers, "Welcome to your sanctuary." - Property fact sheet available upon request - All structures approved - Building Information Certificate available - Pest and Building reports available upon request - Currently runs off tank water and septic system (Nelligen town currently going through the process of changing to town facilities) - UCV \$1,300,000 - Potential rent \$800 - \$850 p/w - Land size 1,682m<sup>2</sup> - Council rates - \$2,687.44 p/a