

5 Sproxtons Lane, Nelligen, NSW 2536

LUTON

Sold House

Thursday, 21 September 2023

5 Sproxtons Lane, Nelligen, NSW 2536

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1885 m2

Type: House



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Your perfect riverfront paradise, set on the banks of the Clyde River and showcasing magnificent views which sprawl across the water to Nelligen heritage village that creates an enchanting backdrop. These vistas follow you throughout this character three-bedroom property. Offering open plan kitchen and living leading to an expansive waterfront covered deck. Set in 1885m² approx of lush grassed and landscaped gardens the property boasts direct river access, boat ramp and private wharf. Additional accommodation includes a bungalow for guests, extra income or extended family. Double garage + double carport and additional off-street parking. A unique lifestyle opportunity, perfect for water sports, boating & fishing. Whether it's your home, weekender or holiday haven this home surrounded by incredible beauty is so worthy of inspection. Less than two hours from Canberra, minutes to the major hub of Batemans Bay and a short drive to Moruya Airport. Features: Under two hours from Canberra approx A short drive to Batemans Bay River front location Amazing outlook over the Clyde River to Nelligen town Boat ramp & Jetty 1885m² approx block Beautiful landscaped and mature gardens with 3 lemon trees Three-bedroom house on concrete slab Spacious open plan living area overlooking and opening onto the expansive deck Timber kitchen with dishwasher and walk-in pantry Reverse cycle unit in living room Main bathroom with floor to ceiling tiles and separate bath and shower Laundry and second toilet Separate bungalow with bathroom, living room and bedroom Double garage Double carport Additional off-street parking Under house storage NBN ready Currently runs of tank water and septic system (Nelligen town currently going through the process of changing to town facilities) Block size: 1885m² approximately Land Rates: \$2,440.28 approx P/A