

8 Moonah Avenue, Nelson, Vic 3292



Sold House

Saturday, 19 August 2023

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Bedrooms: 3

Bathrooms: 1

Area: 796 m2

Type: House

Contact agent

Welcome to Glen River House, this charming holiday home is set on a 796m² allotment in the popular river township of Nelson. Inside offers a beautiful open plan living area with s/c wood heating, stylish kitchen with electric cooking, breakfast bar and walk in pantry. A sliding door off the dining area leads to a lovely deck perfect for enjoying a morning coffee or for entertaining guests. At the other end of the home, three large bedrooms provide plenty of room to accommodate family and friends whilst the main bathroom is conveniently located close to all three bedrooms combining a separate powder room, bathroom and toilet. Rainwater is connected to the home via 2 tanks and there is still plenty of room to build a shed or garage if required (S.T.C.A). The sale of the property is WIWO with all furniture included making it the perfect proposition for someone who would like use for holiday accommodation or continue as an Air BnB. A great opportunity to purchase the property now, ready to enjoy the summer holiday period. The beautiful township of Nelson is situated on the pristine Glenelg River, some two kilometres from the mouth but with views of the ocean across the sand hills to the south either side of the river estuary. The area offers close proximity to wild ocean beaches, beautiful estuary and river and the surrounding Lower Glenelg National Park. Within easy reach for a leisurely day trip there are extensive wineries, shopping in Mount Gambier and Portland or dining on crayfish in season at Port MacDonnell. Extra Information: Council Rates / \$1674.30 per annum Land Size / 796m² 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.