

1 Kearneys Place, Nicholson, VIC, 3882

Land For Sale

Friday, 30 August 2024

COAST TO
COUNTRY REAL ESTATE

1 Kearneys Place, Nicholson, VIC, 3882

Type: Land

Number One in Nicholson

Do you want to be number one in Nicholson? 1 Kearneys Place is the finest vacant block in the original stage of the Nicholson River Estate and is positioned right on the Nicholson River. At a massive one-third of an acre (1332m²), with a huge 25m frontage, there's plenty of room on the property for placement of a home whilst still allowing for side access to a shed at the rear, a veggie garden and plenty of room for the children or grandchildren to play.

A quality new home has already been constructed on the neighbouring property to the south allowing you to position your home to maximise privacy and take advantage of the views available over the Nicholson River, the historic railway bridge and the farmland to the east. This block also has the added advantage of being quite flat, thus keeping site preparation costs to a minimum. There is also an existing dividing fence on the southern side of the property. Underground power, mains water, phone, sewer and the NBN are all available.

The popular township of Nicholson is located on the banks of the Nicholson River, around ten minutes' east of the major rural hub of Bairnsdale. Nicholson has a newly renovated General Store/Cafe, Post Office, Hotel with Bottle shop, V-Line Bus Stop and a River Reserve with fishing platforms and an excellent boat ramp. The ramp provides boating access to the largest inland network of waterways in Australia, the Gippsland Lakes. The waterfront village of Metung is only a short drive away, whilst Lakes Entrance and surf beaches are around twenty minutes' drive.

Across the walking track to the rear, there is direct access to the river so you can roll the kayak down for a paddle, have a dip on a warm day or even throw in a line and catch your dinner! The estate itself has a family friendly footpath and walking track network linking up with the East Gippsland Rail Trail which runs for around 94 km between Bairnsdale and Orbost. There are two large reserves in the estate, one fronting the Nicholson River and another with undercover picnic benches.

This is the third largest block in the original stage of the estate so don't miss your opportunity to be the envy of all your neighbours and a part of this exciting new development. Please call Richard Ivey on 0401 113 310 for more information.