

**Lot 47 Gulph Creek Road, Nerrigundah, NSW, 2545**



**Land For Sale**

Tuesday, 15 October 2024

Lot 47 Gulph Creek Road, Nerrigundah, NSW, 2545

Type: Land

## **Acres of serenity, tranquil flowing creek and an outlook for miles.**

Escape to your own slice of paradise with this stunning and very private piece of land consisting of 2 hectares (5 acres) of leased land with a 1420m<sup>2</sup> of cleared land with building entitlement. Nestled in the heart of Nerrigundah, located just 15km west of Bodalla in the historic township of Nerrigundah.

Enjoy the scenic drive from Bodalla to Nerrigundah along this tourist route road, passing farms, rivers and ocean views from the range.

Nestled amongst the lush rolling hills, breathtaking views and into the valley awaits a 1-bedroom, 1-bathroom tiny home, completed in 2024, offering a perfect blend of modern architecture and rural charm, set against a backdrop of breathtaking natural beauty and overlooking an endless flowing, spring fed freshwater creek. Completely off grid sits this home with running water, electricity and 2.5KW off grid solar system with 6500 KVA backup generator, and the option to connect to the grid at a stone's throw. The home is move in ready with a fully equipped kitchen, and all new appliances, including gas cooktop, wood burner fireplace, smart Tv, gas infinity shower, Swan security system and much more.

The opportunities are endless with this property - Live in the tiny home whilst you build your dream home or if you prefer to live the simple life or make memories with the family and use this piece of paradise for your very own private holiday destination surrounded by forests an old gold mine, dry bed creek, and a freshwater creek to enjoy.

All the hard work is done with a completely private 2 km driveway, excellently maintained and all vehicle accessible, cleared, stumps removed, and the land cleared from trees to enjoy the open fields of lush green grass whilst you plan your future dream.

The land has been developed and maintained over the past 8 years to get it to this current piece of paradise.

Features Include:

- Husqvarna 52" cut lawn tractor
- Case 580K backhoe
- Ride on tipper trailer
- Best shed kit 3.6mx6m with 3mx6m awning, roller door, window, PA door and roof air cell complete with plans ready to erect on the already large excavated level parcel of land, providing room for a secondary large shed.
- 25000L water tank
- 1500L water tank
- Firefighting pump and 1000L IBC tank

All furniture and appliances are included in the sale: Inclusions list available on request.

Surrounding the property lies beautifully established land that is licensed for livestock grazing, cattle, sheep, horses or even make your own hobby farm.

The leased land is surrounded by Crown Land and Forestry, so you have endless secluded serenity, to enjoy bushwalks, bird watching, gold fossicking and much more.

This property is brilliant for so many reasons, you can capitalise on all options.

The harvesting has been thought of too with olive trees, walnut trees, cherry plum, apricot, gala apple and lemon trees to enjoy.

Enjoy the peace and quiet of rural living while being surrounded by nature's beauty.

Near by attractions and facilities:

Bodalla - 15km

Enjoy the charm of Bodalla with its touristic atmosphere, relaxing Bodalla pub and bistro, dairy shed, bakery, service stations and everything you need just a short drive from home.

Potato Point - 23km

Just 8km from Bodalla is the stunning Potato Point with its beautiful beaches and famous Beachcomber holiday park. Enjoy watching Kangaroo's and Emu's on the beach or take part in water sport activities.

Moruya - 39km

Moruya Airport Domestic Airport - 47km

Narooma - 32km

Don't miss your chance to own this exceptional retreat on Gulph Creek Road. Contact Kylie Lee on 0492 278 042 today to arrange a viewing and experience the magic of Nerrigundah for yourself!