



33 Old Nelligen Road, NELLIGEN, NSW 2536

Stunning River and Mountain Views

Welcome to 33 Old Nelligen Road, Nelligen, a brand new, beautifully finished home perfectly positioned to capture breath taking views over the Clyde River and the surrounding mountain ranges.

Set on a generous 2711sqm parcel, this property is your private escape - a place where space, serenity, and stunning scenery come together just minutes from Batemans Bay.

From the moment you step inside, you'll feel the calm and care in every detail. The home offers three generous bedrooms, including a master retreat with an incredible dressing room and ensuite. The open plan living area feels spacious yet warm, centred around a modern kitchen and a cosy wood heater - ideal for those chilly winter nights.

Every room has been designed to take advantage of the captivating outlook, with river and mountain views that change with the light. Picture yourself watching the sun set over the hills as the sky glows pink and gold, or enjoying your morning coffee as mist rises from the water below.

Step outside and enjoy the large entertaining area, complete with a fire pit for relaxed

TYPE: Auction

INTERNET ID: 121P0677

AUCTION DETAILS

11:00am, Saturday
November 29th, 2025

CONTACT DETAILS

,
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evenings under the stars. There's ample room for a boat, caravan, or lush garden, and with the boat ramp and local café just across the river, convenience meets lifestyle in the best possible way.

Only eight minutes from Batemans Bay town centre, this home offers a rare blend of modern comfort, natural beauty, and village charm. Whether you're a retiree seeking easy single level living, a family craving space and adventure, or an investor looking for a high-demand coastal property, this one delivers on every level.

Enjoy the friendly atmosphere of the Nelligen village, grab a drink at the popular Steam Packet Hotel, or take the boat out for a day on the water - life here feels effortlessly good.

Key Features

Brand new home on a generous 2711sqm block

Panoramic views over the Clyde River and mountains

Three spacious bedrooms including master suite with dressing room and ensuite

Inviting open plan living area with cosy wood heater

Large outdoor entertaining space with fire pit

Level single-storey design with easy-care finishes

Plenty of parking for boat or caravan

Just 8 minutes to Batemans Bay and local beaches

Close to café, boat ramp, and the Steam Packet Hotel

Lifestyle and Location: Experience the best of South Coast living - clean air, stunning views, and a welcoming riverside community. At 33 Old Nelligen Road, every day feels like a holiday.

This beautiful home is scheduled for auction, however offers prior are most welcome!

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Carpeted, River Views, Water Views

- Land Area 2,711.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- 3 car carport
- Ensuite



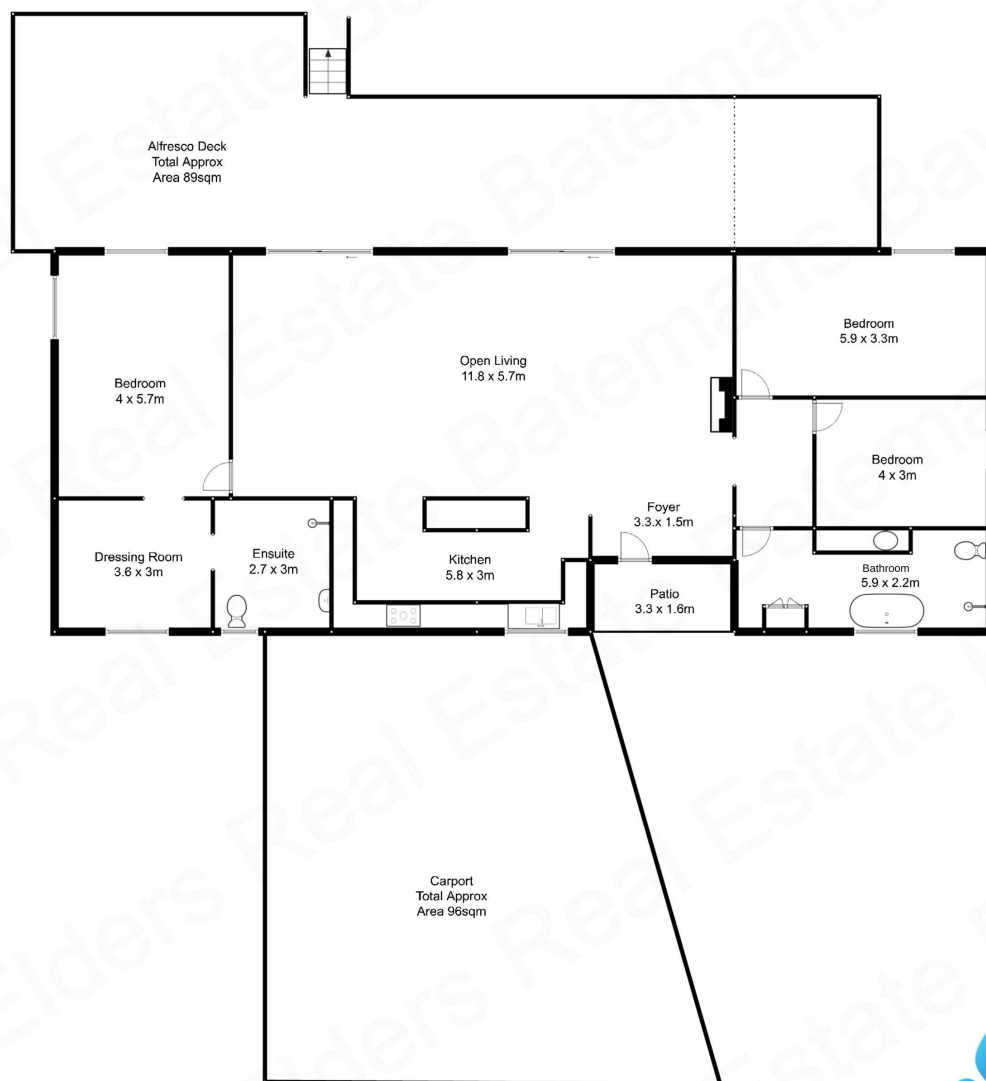








Approximate floor area
House: 201 square metres
Deck: 89 square metres
Carport: 96 square metres



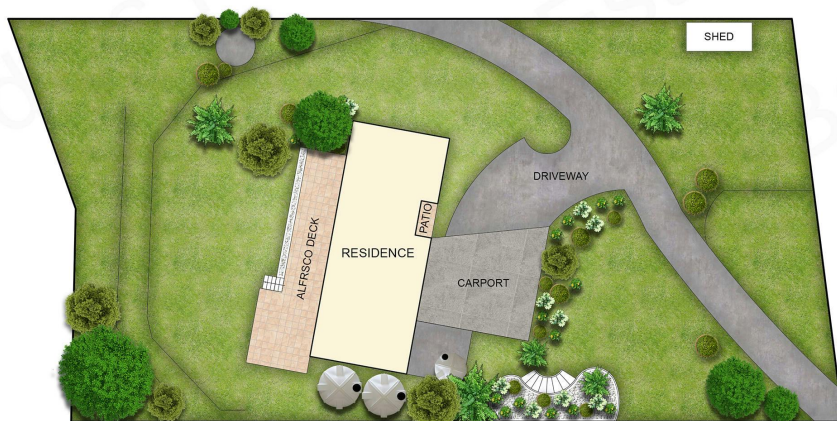
All measurements and boundaries are approximate and are intended as a guide only





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Deck: 89 square metres
Carport: 96 square metres

Block Size: 2,695 sqm



SITE PLAN



FLOOR PLAN

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