



## 10-12 Sproxtons Lane, NELLIGEN, NSW 2536

**MAKE NO MISTAKE - This property has it ALL!**

Set on an impressive 2,959sqm double block in exclusive Sproxtons Lane, just metres from the Clyde River and boat ramp, this solid double brick home captures all the charm of country-style living with the convenience of a premier coastal location.

From the moment you arrive, the white picket fences and wraparound verandahs create a warm and timeless welcome. Inside, the main home offers three oversized bedrooms, with the master suite boasting an ensuite and walk-in robe. Soaring 9ft ceilings and polished timber floors enhance the generous open-plan living areas, while reverse-cycle units provide comfort throughout (with the option to repair the ducted system if preferred).

A bright sunroom frames garden views, while the separate rear cottage provides an exciting opportunity - perfect for a home business, creative studio, or guest accommodation with some TLC to bring it back to its best. Outdoors, the park-like grounds are mostly level and beautifully maintained, offering endless space for family living, entertaining, or hobbies, with ample workshop area and covered car accommodation.

With the Steampacket Hotel just around the corner and the boat ramp at the end of the

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**TYPE:** For Sale

**INTERNET ID:** 121P0806

**SALE DETAILS**

**\$1,100,000**

**CONTACT DETAILS**

,  
**Rebecca Shephard**  
0413 580 309

road, this is a rare lifestyle package that truly offers it all.

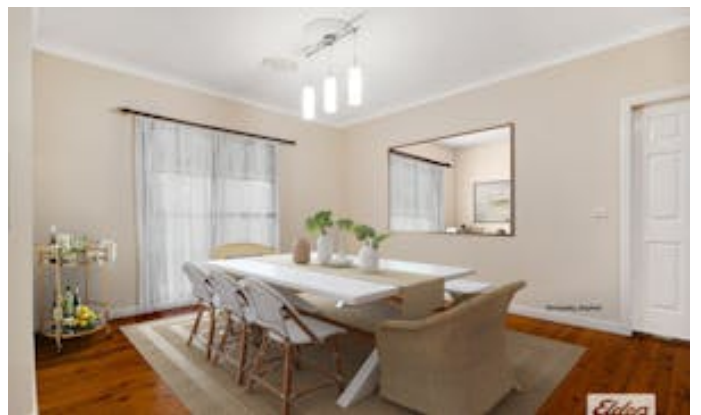
â#” This is more than a home - it's a lifestyle waiting to be lived.

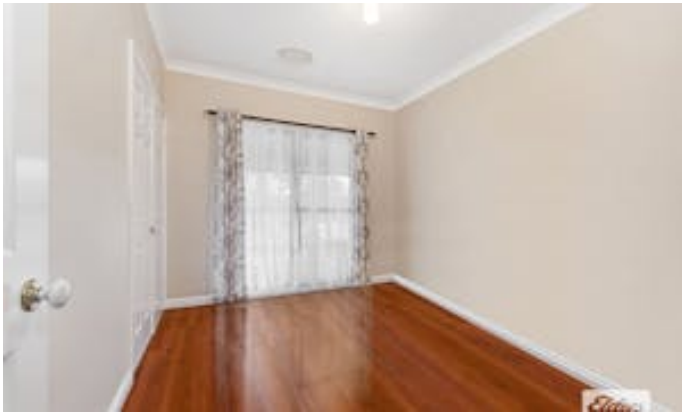
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Other features: Bush Retreat, Openable Windows

- Land Area 2,959.00 square metres
- Building Area: 171.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage
- Single carport
- Ensuite
- Floorboards





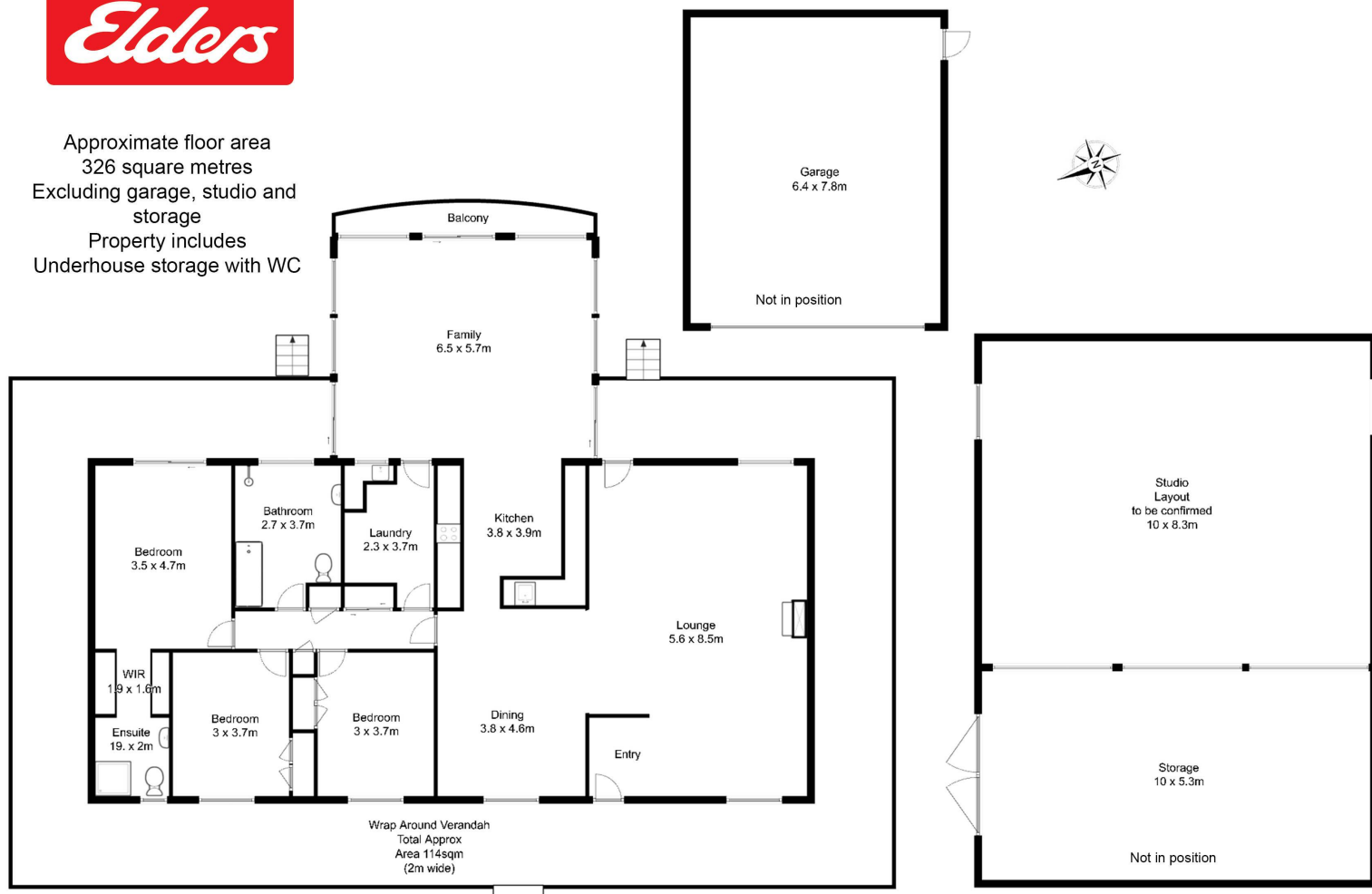








Approximate floor area  
326 square metres  
Excluding garage, studio and  
storage  
Property includes  
Underhouse storage with WC



All measurements are approximate and are intended as a guide only

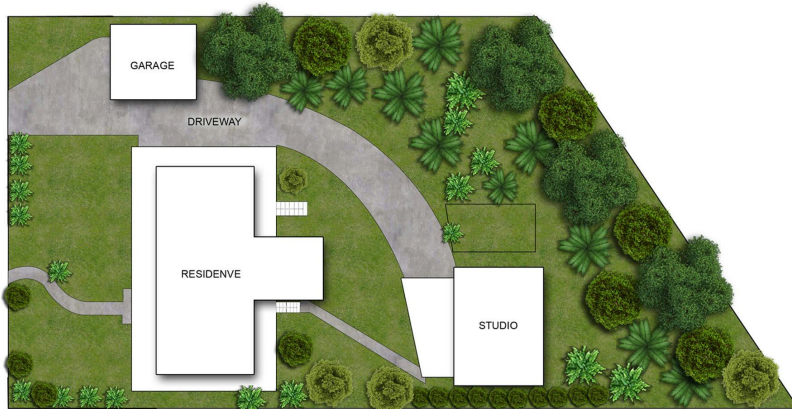
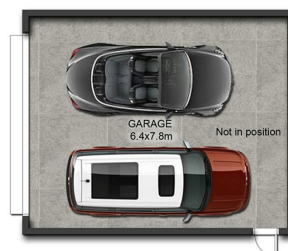
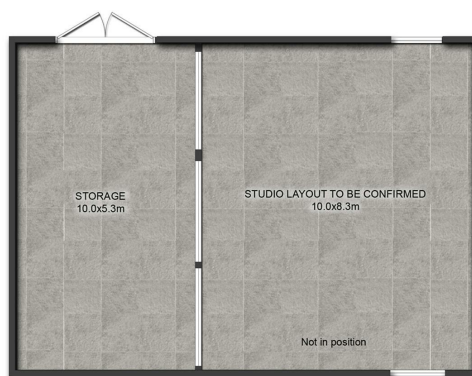


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326 square metres  
Excluding garage, studio and  
storage

Property includes  
Underhouse storage with WC  
Block Size: 2985sqm



FLOOR PLAN



SITE PLAN

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