



## 293 -295 Old Nelligen Road, NELLIGEN, NSW 2536

### Riverfront Rural Estate with Multiple Residences

Set across approximately 125 acres of gently rolling country, this rare riverfront holding at Nelligen offers a way of life that is becoming increasingly difficult to secure - productive land, absolute waterfrontage, multiple homes and genuine income potential, all wrapped in privacy and natural beauty.

The property stretches along historic Old Nelligen Road before opening into open pastures that flow down to the tidal waters of Cyne Mallows Creek. Wide, calm and navigable for smaller vessels, the creek provides direct access to the Clyde River and on to Nelligen and Batemans Bay, making boating, kayaking and fishing part of everyday life. A secondary tidal creek meanders through the land, attracting abundant birdlife and adding another layer of character to the landscape.

Surrounded by the protected bushland of Benandarah State Forest, the setting is peaceful and private, with a sense of space and security that only land of this scale can offer. Mornings might begin with checking stock, afternoons on the water, and evenings enjoying the quiet that comes with living well away from the rush.

Designed for practical rural use, the land is divided into 21 paddocks, each with its own reliable water source, allowing for easy stock rotation and flexible management.

**TYPE:** For Sale

**INTERNET ID:** 121P4524

#### **SALE DETAILS**

**\$2,900,000**

#### **CONTACT DETAILS**

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**Rebecca Shepheard**  
0413 580 309

Improved pastures, dams, troughs and a working bore support a range of livestock pursuits, from cattle and horses to alpacas, llamas or hobby farming ventures. Currently running up to 30 head of cattle, the property is equally suited to agistment, lifestyle grazing or future agricultural expansion.

What truly sets this holding apart is the presence of four separate residences, offering outstanding versatility for extended families, guest accommodation or multiple income streams.

The main homestead is a substantial four-bedroom family home with multiple living areas and a warm, country feel. North-facing living spaces enjoy natural light and rural outlooks, while the kitchen overlooks established gardens and mature trees. Comfortable and welcoming as is, the home also presents scope to update or personalise over time.

Tucked away with complete privacy, a charming one-bedroom cottage enjoys beautiful water views and a strong sense of history. Currently operating as a successful Airbnb, it is pet-friendly, fenced, and already benefiting from solid forward bookings.

A second cottage, completed in 2020 and positioned alongside the creek, delivers modern, low-maintenance living. Fully off-grid, it features a contemporary kitchen and bathroom, quality finishes and a deck overlooking the water. Approval is already in place for an architect-designed residence on this site, offering future growth potential.

The fourth dwelling is a self-contained one-bedroom residence with its own shed and fenced yard. Currently tenanted, it provides a stable rental return and is well separated from the other homes.

Infrastructure includes cattle yards with race and crush, extensive shedding with power and water, and facilities that support both agricultural and lifestyle use. Income is currently generated through cattle agistment, short-term accommodation and permanent rental, allowing the property to function as both a private retreat and a working asset.

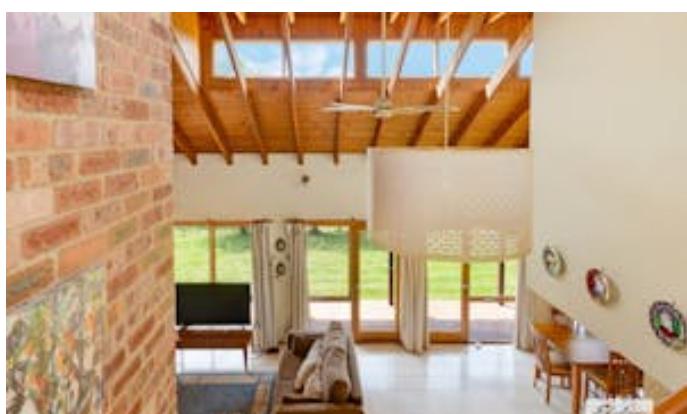
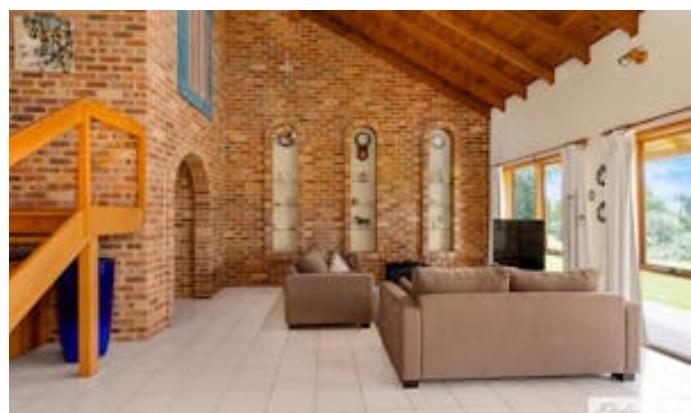
Despite its secluded feel, Nelligen village, the Clyde River and Batemans Bay are all within easy reach, offering the perfect balance between rural living and coastal convenience.

This is a property for those who value land, water, flexibility and long-term opportunity - a place where lifestyle and income work hand in hand, and where the future can be shaped to suit your vision.

Inspections are highly recommended to truly appreciate the scale, setting and potential on offer.

- Land Area 55.09 hectares
- Bedrooms: 5
- Bathrooms: 4
- Double garage



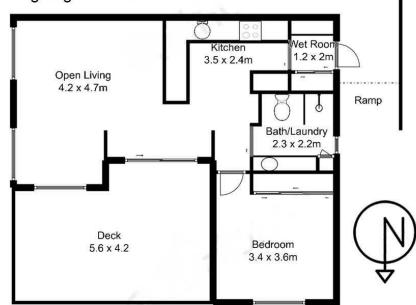






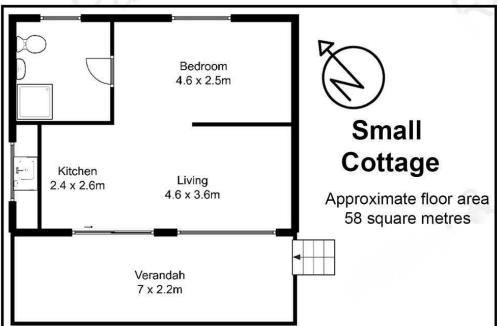
### Cottage

Approximate floor area  
80 square metres  
+ garage 6 x 6m



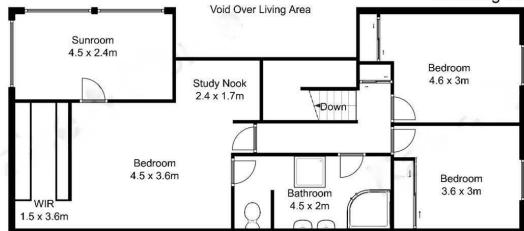
### Small Cottage

Approximate floor area  
58 square metres



### Main Residence

Approximate floor area  
175 square metres  
Including outdoor areas



Upper Level

