



22 ALLARDS LANE, NELLIGEN, NSW 2536

GRANITE GULLY - WHAT A LIFESTYLE

What you will buy:

This rural property of 13.84 ha (35 acres) is located just 6km from the historic township of Nelligen. A complete package of stylish and sophisticated living with a well-established vineyard. 20 cleared acres surround the beautifully presented home and detached studio. Privacy is assured with a state forest boundary and quality fencing surrounding the entire property.

What you will love:

- Not just purchasing a home, but making a lifestyle choice
- Separate studio that would make a great home office, perfect for visitors
- Large three bay shed with hoist and wine making area
- Enclosed vineyard
- Plenty of water with large dam and spring fed creek
- Heated pool

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.

TYPE: Sold

INTERNET ID: 22778652

SALE DETAILS

**\$1,200,000 -
\$1,320,000**

CONTACT DETAILS

Batemans Bay Real Estate, Elders Re
Shop 3, 6 North Street
BATEMANS BAY, NSW
02 4472 1488

Greig McFarlane
0412 725 505

- Open plan layout with galley style loft
- Use of large natural timbers and overhead beams to create a sense of warmth and elegance

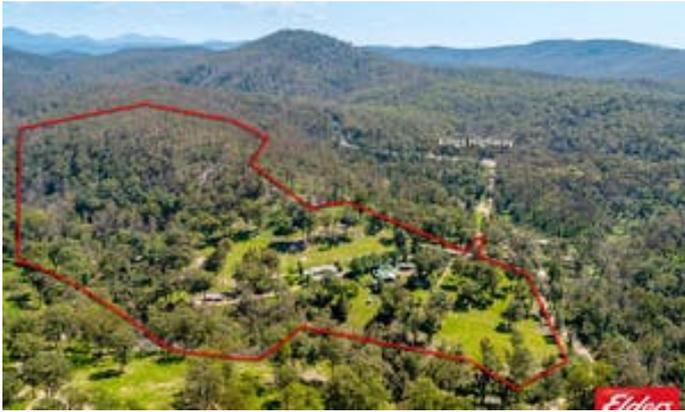
Agent overview:

This would have to be one of the most well maintained and presented rural properties in the Batemans Bay area. If you are looking for absolute privacy with a balance of cleared land and natural bush land, and only 15 minutes from Batemans Bay you need to inspect this. With nothing to spend, you just need to move in and enjoy this beautifully maintained property. An offering like this isn't going to last long, so if you're ready to start living the lifestyle you deserve, call me Greig McFarlane from Elders Real Estate Batemans Bay today for your own private inspection.

Council Rates: \$1,353.13 p/a

Other features: Built-In Wardrobes,Fireplace(s),Garden,Secure Parking,Terrace/Balcony

- Land Area 13.8441 hectares
- Bedrooms: 5
- Bathrooms: 1
- 4 car garage
- Swimming Pool
- Air Conditioning









Approximate floor area
 House and Loft: 220 square metres
 Verandah and Alfresco: 180 square metres
 Studio: 90 square metres
 Garage 106 square metres
 Wine Making Area: 40 square metres

Property Includes:
 2 Carports 5.8 x 5.8m and 5 x 11m (extra high)
 (see plan)



All measurements are approximate and are intended as a guide only

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