



35-39 Sproxton Lane, NELLIGEN, NSW

Paradise for sale!

The Phone enquiry code for this property is: 0119

Most people call it Paradise. We have been calling it home for twenty-five years. It's now time to move on and let somebody else pinch themselves every time they gaze out on the river and wonder how long it will take to believe this is really true. There are 6-billion people on earth and just about all of them are not as lucky as you if you decide to buy "Riverbend" ? fathom that platitude. Wake up! It is today, for tomorrow actually never comes, anyway not here at "Riverbend" which has a massive two-storey brick residence set in parkland larger than all the other waterfront properties COMBINED. This is a Rolls Royce property and it is for sale at the price of a Lexus! This truly unique property consists of eight parcels of land, totalling some seven acres on eight separate freehold titles and for sale as one lot. The smallest block is 3313m² and the largest 3700m². The blocks are strung out like a necklace along the banks of the Clyde River with over 300 metres of absolute waterfront to highwater mark. Absolute waterfront - no public access! Enjoy sailing, swimming, and fishing at your doorstep! The land is mostly level and takes in an entire bend of the river. Located at the end of a very quiet cul-de-sac, the sense of peace and tranquillity is absolute: no traffic, no noise, no neighbours, and never to be built out! You have to live somewhere - it may as well be Paradise!

As for the price, most residential properties sell at a price ratio of 70% for the house and 30% for the land; "Riverbend" has an inverse ratio of 30% for the house and 70% for the land because, as you know what they say about land, "They don't make any more!", and "Riverbend" sits on a unique seven-acre parcel of residential absolute waterfront land, totally private, totally secluded, and yet only 8 km from Batemans Bay. So there you have it: about \$700,000 for an older-style but very solid double-storey brick residence (plus numerous other improvements) and the rest for the land which seems an absolute bargain when you consider that the last vacant waterfront block in the lane of a mere 1500 square metres (5% of Riverbend's land area) sold for \$750,000 (and the neighbouring house on the same size of land sold for \$1.7 million)

4 3 4

Price: 2,225,000
Price Amendments:
Contact: Peter Goerman
Mobile: (02) 4478 1081
Email: riverbendnelligen@mail.com

View more photos & details online:
www.SaleByHomeOwner.com.au

NOTES: _____

