



Keep calm! It's still a bargain!

\$2,275,000

Enquiry code for this property: 4070

Are you ready for a tree- and seachange to a place where a stranger says good morning to you, where you have real grass to walk on, and where you kiss your kids goodnight without dead-bolting their windows before you leave the room? At "Riverbend" the greatest danger your kids face are the almost tame king parrots swooping down on them, and you can keep chooks, have a veggie garden, a hammock and your sanity back as well!

Most people call it Paradise. We have been calling it home for twenty-five years but we're getting too old to develop this property to its full potential and are willing to negotiate which creates this rare buying opportunity. We've done all the hard work and will sell as a "going concern" with all furnishings, equipment, tractor, tools, boats, etc. together with lucrative "Riverbend" holiday cottage letting business. Make an offer for the lot!

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)

- 7 acres (approx.) with over 300 metres of absolute waterfront to highwater mark
- Main Residence double-storey brick 220 square metres (approx.)
- Self-contained guest cottage 50 square metres (approx.) rented out as holiday accommodation
- Freestanding brick entertainment centre/library/retreat 37 square metres (approx.)

Inspections by Appointment

For more information contact

Peter Goerman

Primary Ph: 0244781081

- Colorbond workshop 28 square metres (approx.)
- Storage shed 54 square metres (approx.)
- Pond House 36 square metres (approx.)
- Jetty and permanent boat mooring
- Last year's (2019) valuation by Valuer-General: \$1,554,000 (LAND ONLY!)
- Independent valuation in 2011 was \$1.84 million
- Zoning mostly RU1 which permits Dual Occupancy, Home-based Child Care, Intensive Livestock and Plant Agriculture, Animal Boarding Facility, Eco-Tourist Facility, Camping Ground, Tourist and Visitor Accommodation, Helipad, etc. (STCA)

Nelligen will be connected to town water and sewerage next year - get set before land values go through the roof!

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