

14-16 Sproxtons Lane, Nelligen, NSW 2536



House For Sale

Tuesday, 7 January 2025

14-16 Sproxtons Lane, Nelligen, NSW 2536

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 3607 m2

Type: House



Sandra Masters

0416121155

\$840,000

At this price, it practically is! Here you have TWO blocks (currently amalgamated for rates purposes), totalling 3,607sqm and offering the perfect blend of tranquillity and convenience, all while being less than 10 minutes from town. PLUS a neat and tidy home, ready for you to move in or start earning an income while you decide how to best capitalise on your purchase! You can live in, develop, subdivide, live in while you build a second dwelling or simply enjoy a big block - either way opportunity isn't just knocking here, it's screaming! Sproxtons Lane is tucked away in a quiet pocket of Nelligen, with no through traffic and is one of the most sought after enclaves of the suburb. It meanders along the banks of the Clyde River and here you are flanked by water on both sides. Main sewer and water is now all connected so you get all the conveniences without feeling like you are in suburbia. This solid home has seen generations come together over time to enjoy all this location and lifestyle on offer. The upstairs of the home features two bedrooms plus open plan living and dining area. Downstairs is a versatile rumpus room, ideal for accommodating bunk beds or transforming into a lively games area with ping pong tables or teenage retreat. The generous block then allows ample space for the rest of the family to enjoy outdoor activities with the feel of rural living. The sunny wrap-around verandah on the home offers glimpses of the Clyde River from the front, and picturesque views across the water reserve at the rear. With direct access to the water reserve, you can launch your rowboats straight from your own block. A single garage is attached to the home while a further four-bay shed provides substantial storage and versatility. There is also an additional shower and toilet located in the shed for when the whole family stays. Ready for immediate occupancy with no renovations needed, you can move in and enjoy the current home, or this property also holds incredible potential for subdivision. Whether you choose to move in, rent out while you develop next door, or simply enjoy the expansive space as it is for years to come. Either way you are securing an incredible properties and future proofing your investment, you can't go wrong here! Reluctantly priced to sell, book your inspection today to see what all the fuss is about!