

**35 Greens Road, Greenwell Point, NSW, 2540**



**Rural For Sale**

Monday, 9 December 2024

35 Greens Road, Greenwell Point, NSW, 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Rural**



Ben Roberts  
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## field of dreams

Ben Roberts from integrity real estate is pleased to offer this rare opportunity to secure a cleared 6.5 hectares (16+ acres) of land that includes a 3 bedroom home plus additional garaging and landscaped gardens. 35 Greens Road is positioned approximately 2 minutes from various boat ramps into the Shoalhaven River along with access out to into the open ocean through Crookhaven Heads. You're also positioned close to local shops, schools, playing fields and the Greenwell Point Bowling Club.

### Features include-

- solid 3 bedroom home on 16 cleared grassy acres
- large open plan family and dining area with built in bar
- fully functional kitchen with walk in pantry + ample storage
- main bathroom, en-suite off the master + huge laundry
- 3 great sized bedrooms, all with built in robes
- large tandem garage to the house + additional double garage
- wood fire, reverse cycle air conditioning, high ceilings, town water
- the property is level, fully fenced and only approx 15 min into Nowra
- ideal for horses or livestock or those just after some more space

Inspections are a must to appreciate all this property has to offer. It's not every day that a property of this size and location becomes available, so close to the water. As the property is quite unique the owners would like to listen to the market feedback on price and are open to all genuine offers. Don't delay, call to arrange your inspection now.