



Property Guide

December 2008 to January 2009

Raine & Horne Batemans Bay

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Batemans Bay



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13 Runnyford Road, NELLIGEN

AUCTION



UNDER INSTRUCTION FROM PUBLIC TRUSTEE

- Finish the dream that was started with this brick and tile house set on a huge 1507m² block.
- 3 Bedrooms, open plan living area
- Partially renovated
- Fully air-conditioned, plus wood fire
- Situated in the cute and popular township of Nelligen on the Clyde river

**Auction: Sat 11am 17th January 2009,
Batemans Bay Soldiers Club (if not sold prior)**

Bed: **3** Bath: **1** Car: **2**

Contact: Sarah Ralston 0404 051 341

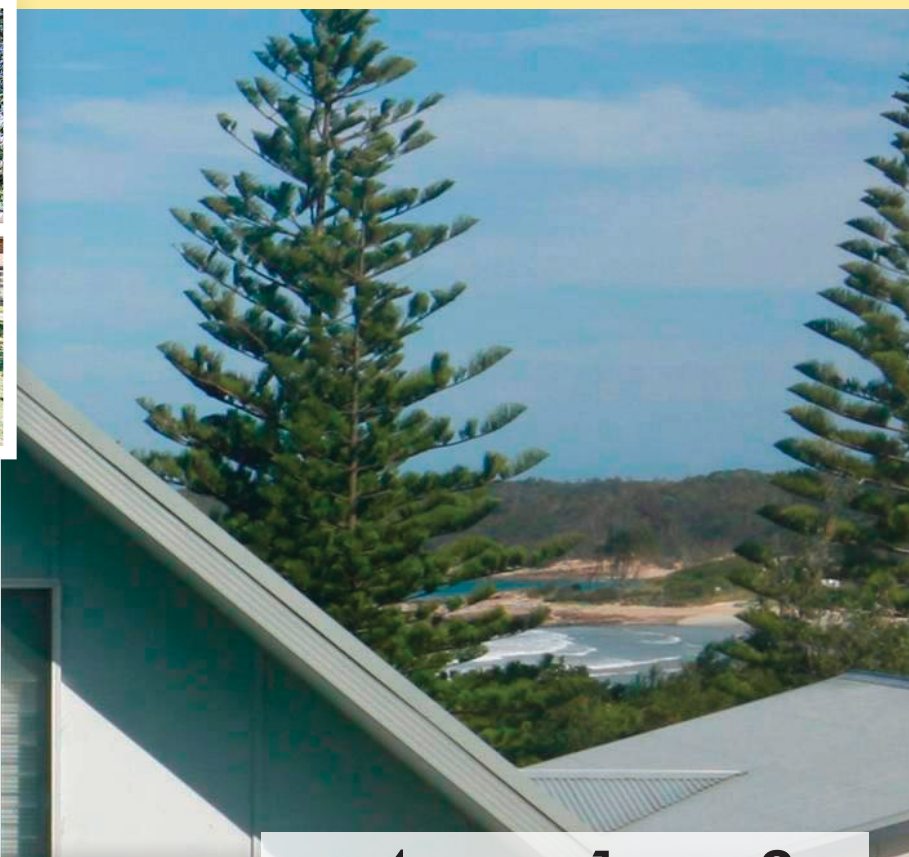


TAKEN NEARLY FOURTY YEARS

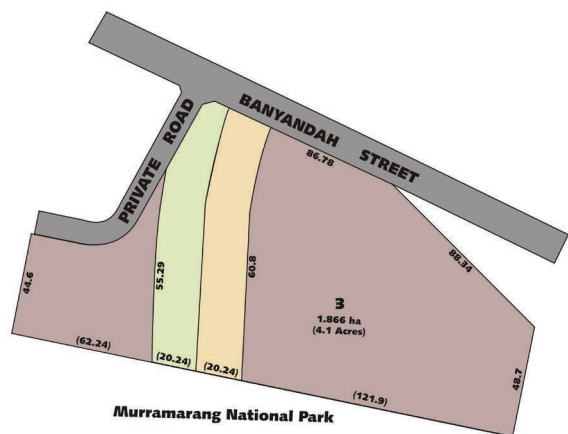
- First time offered for sale since the purchase of land in the 1950's by the Lambert family.
- Gorgeous permanent view over Cookies beach.
- Immaculate four bedroom home on 727m² block, 50m from beach access.
- Two separate lock up garages plus huge storage spaces and workshop

**Auction: Sat 11am 17th January 2009,
Batemans Bay Soldiers Club (if not sold prior)**

Contact: Christine Ewin 0409 719 158



Bed: 4 Bath: 1 Car: 2



NOTHING COMPARES

- Cookies Beach reserve is directly opposite giving you access within 150m to one of the best beaches on the south coast
- This north facing 1.66ha (4.1 acre) parcel of land is uncontested in privacy, location and size.
- Backing Murramarang National Park and adjoining Murramarang Resort.
- No opportunity to buy a property in South Durras that compares.

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