



## LOTS 2, 3 & 4 Nullica Short Cut Road Boydtown Via Eden

### FUTURE PROOF COASTAL HOLDING

An incredible 1500m from the powder white sands and azure waters of Twofold Bay, irreplaceable 252 acre coastal holding comprising 3 separate titles ranging in size between 47 & 106 acres, providing a mixture of cleared open grassland, lightly timbered and gently undulating park-like country to steeper native bush land. The property includes several creeks and small dams. Extremely rare substantial coastal holding just an amazing 2 min drive to the beach and 10 minutes to all the amenities of Eden and its famous port.

**Lot 2/DP572983** - 47 acres, combining a mixture of cleared native pasture (approx 50%) and eucalypt forest, Northerly aspect, small creek, directly adjoining State Forest to the West.

**Lot 3/DP624612** - 106 acres (approx) native bush holding which adjoins State Forest on 2 boundaries, generally undulating with a few acres of lush and cleared creek flats (small seasonal creek), multiple cleared tracks traverse the property.

**Lot 4/DP624612** - 99 acres, 30% cleared and park-like with the remainder treed and generally undulating, diverse in nature there are a number of potential house sites, 2 small creeks and 2 dams.

**Detailed information memorandum, personalised inspections contact Exclusive Selling Agent Chris Wilson Real Estate.**

📏 252.00 ac

<b>Price</b>	\$2,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1909
<b>Office Area</b>	0
<b>Land Area</b>	252.00 ac

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

