



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

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

Agent Details

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