



## Lot 1122 Ruggs Road Nethercote

### GIFT FROM NATURE

Nestled on the lower reaches of the Nethercote escarpment stunning 18 acre (approx) allotment hidden away from the outside world yet only a leisurely 12 minute drive from all the conveniences of Eden township and some of the South Coast's best beaches. The unique block provides an outstanding easterly aspect with a potential house site benched out, mains power complete with transformer ready to connect, ready access to a crystal clear mountain stream with existing polypipe and concrete water tank. Partially cleared with the residue a mixture of native eucalypts and regrowth and best of all Nethercote gold basalt soil, your bounty. **First time offered for sale.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

📏 18.00ac

<b>Price</b>	\$420,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2144
<b>Office Area</b>	0
<b>Land Area</b>	18.00 ac

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

