

# 4 Swamp Road Dunmore, NSW



## Coastal & Country Escape - Deceased Estate Sale

Price : under offer

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'Anglesboro' is a scenic 55 acre (approx.) rural holding near Shellharbour and Kiama. It overlooks green pastures, lake, escarpment and rolling hillsides.

Includes the original double brick Homestead, featuring high ceilings, multiple fireplaces, fuel stove & wrap around verandahs all there for the next owners. Positioned in an elevated location to take full advantage of the views.

Scenic locale within close proximity to Kiama's Golf Course, Minnamurra River and Beaches and Shellharbour Railway Station. Sealed road access to the front gate. This is the perfect rural escape with the convenience of all shopping amenities (and main road network) all within a 2 min to 15 min drive away.

All original cattle yards, out-buildings, sheds and fenced paddocks are perfect for cattle or horses and more.

Includes 12 acres (approx.) for sand mining (State Significant Development approved by the Minister for Planning) D.A. 195-8-2004 V.E.N

With the bonus of sand mining opportunities on part of the boundary of this property which adjoins existing lake, this rural lifestyle holding is a must see for all astute purchasers.

Rural Lifestyle with convenient access to amenities

Original improvements ready for you to improve and make your own

Town Water at boundary to property

New Shellharbour Hospital (\$720 million) is being built 3 kilometres away.

Potential for income return includes sand mining, cattle, horses and short-term accommodation (S.T.A) or Land bank for future development opportunities

Expression of Interest Closing Friday, 15th December, 2023 @ 4pm

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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Property



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