



**LOT 7 Ridge Rd, Central Tilba**



## The Green Pastures of Central Tilba

Here is your opportunity to invest and build a new home on the far South Coast, on the outskirts of the charming historical village of Central Tilba.

Central Tilba is famous for its beautiful pasture, Mount Gulaga and its laid-back vibe of the village speciality shops. Situated on the far south coast with plentiful pristine beaches perfect for swimming, kayaking, stand-up paddleboarding, and fishing, only being a short drive away makes this the perfect location to enjoy and live life.

Private 5.6 acres of north facing land, nestled in the foothills of Mt Gulaga. A large portion is cleared and has an ideal building site. The remanding of the land has natural bush and rainforest providing privacy and lovely mountain and pasture views.

There is a proposed house plan for an environmentally designed 3 bedroom, 2.5 bathroom home. Sealed road to the block and there has been multiple surveys and reports already completed including Fire Hazard, Land Survey, geological etc so a lot of the hard planning work has already been done. Until you build your dream home there is a two bedroom caravan and annex on site included in the sale.

Central Tilba village with all its unique shops only a few minutes drive, Mystery Bay Beach 15 minutes, and into Narooma 20 minutes.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 5.60 ac

<b>Price</b>	SOLD for \$431,000
<b>Property Type</b>	Residential
<b>Property ID</b>	529
<b>Land Area</b>	5.60 ac

### Agent Details

Dee Cramb - 0421 748 610

### Office Details

Clearwater Real Estate - Narooma  
02 4476 4449

