## Acreage - Dam - House - Quiet Setting

"Abilene" - Just a short drive from Central Tilba is this two bedroom, one bathroom home set on 16 private acres with a large dam and plenty of room for the children to play. The property is secluded and is at the end of a 1 kilometre all weather dirt road. There is no passing traffic, so therefore no dust or road noise. The location is very convenient being only an 8 kilometre drive to Central Tilba, 20 Minutes to Narooma and 12-15 minutes from Mystery Bay and its pristine beaches and scenic ocean views.

Features: 16 Acres with approximately five cleared acres, state forest on two boundaries, large dam with yabbies, caravan & annex (needs some repair), small tool shed and several fruit trees. The home is powered by a full solar system (24 volt) that can run up to 3800 watts, so therefore, no power bills. Water storage = 11,000 gallons and a dam. The American Barn can park two cars and there is enough space for a quad bike, trailer, boat or a huge workshop.

If you are looking for a hideaway that is close to town, take a close look at this property and you might be pleasantly surprised.

NOTE: Agent declares interest.

2 1 2 16.00ac

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| **Price** | SOLD for $520,000 |
| **Property Type** | Residential |
| **Property ID** | 167 |
| **Land Area** | 16.00 ac |

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Narooma
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