



## Build on the Water's Edge @ Narooma

Here is your opportunity to purchase 1.43 hectares of pristine water frontage vacant land on the Wagonga Inlet, situated at the end of a quiet road in the Ringlands Estate in Narooma.

With shallow entry water frontage suitable for swimming, boating or fishing whilst capturing stunning views over the pristine clear blue waters of the inlet and into Narooma. This is rare opportunity for you to have your own little piece of heaven.

The current owner has done a lot of the hard work already and has recently cleared and established a house site, has had plans drawn up for an economical two-bedroom house, erected a 6x6 meter shed with power and rainwater tank installed. Plus installed an inground concrete 110,000 litre water tank that is in position and ready to be attached to your house.

Now all there is for you to do is to lodge a DA with the house plans, finish the build and live your life in this little heavenly spot.

There is also a large dam on the property that hasn't run dry which is used to pump up and water the fruit trees. There are a dozen trees including Mango, Icecream Bean, Lemon and orange.

The walking track of around 12 meters from the bottom of the boundary steers you through the reserve and down to the waters edge. Here you can leave your boat or kayak or set up a seat to just sit and relax watching the calm blue waters and the oyster reefs. Back at the house site you'll enjoy views of Mount Gulaga and listen to the sounds of the bird life.

There is a Rainforest walking track from Narooma centre that goes right passed the block and showcases the impressive huge Irrewarra fig trees.

📏 1.43 ha

<b>Price</b>	\$995,000
<b>Property Type</b>	Residential
<b>Property ID</b>	673
<b>Land Area</b>	1.43 ha

### Agent Details

Dee Cramb - 0421 748 610

### Office Details

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Narooma is positioned on the far south coast of NSW and is well known for its stunning clear waters and laid-back coastal community. Situated 3 hours from Canberra and 5 hours from Sydney with the closest airport at Murrumbidgee only ½ hour away.

To book in your private inspection call Dee Cramb today 0421 748 610. Address available on application.

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