

Sold



530 Olivers Rd, Nicholson



## Nicholson 20 Acres with Distant Gippsland Lakes Views

Situated just a 3 minute drive from the Nicholson General Store & Post Office, Nicholson Hotel, Nicholson River and boat ramp, this property makes for a rare opportunity to buy into the tightly held semi-rural area. Offered for the first time in decades, it includes a four-bedroom ranch style home with solar panels to grid, one bedroom self-contained flat, 4 car garage with double carport attached and an industrial size shed, hayshed & stock yards.

Enjoy Gippsland Lakes views from the living areas, verandah and gardens. Pick some fruit from the extensive orchard and grow your own vegies as well. There is even a disused tennis court that could be converted for a variety of uses with its fenced level area. The self-contained flat would be ideal for the extended family or even run as a Bed and Breakfast, it even has its own cellar!

And then there is the enormous shed for all tradespeople, tinkerers and car enthusiasts with its concrete floor, benches and a swing arm gantry for some serious lifting and workshop repairs. A set of stock yards is nearby. The land is situated on a corner having two road frontages which makes it versatile. Water is no problem with two dams, plenty of rainwater tank storage plus town water as well.

This versatile property has plenty of upside. With all its infrastructure it is priced well below replacement cost as the main home is in original condition so it will appeal to those looking to add value by installing new floor coverings and window furnishings, update the kitchen and

5 3 12 20.00 ac

Price	SOLD
Property Type	Residential
Property ID	66
Land Area	20.00 ac

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

VAN REYK REAL ESTATE  
BAIRNSDALE  
0409 524 780

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bathrooms, repaint and general maintenance. Earn income from the flat from either permanent or short term stay rental, establish a hobby farm or run a small business from the main industrial size shed (STCA). For inspection contact Dennis van Reyk on 0409 524 780 at **VAN REYK REAL ESTATE BAIRNSDALE**.

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