



## 2-4 Barrack St, BEGA, NSW 2550

### PRICE REDUCED - MOTIVATED VENDORS

The owners are ready to move and they have made a significant price reduction. Now on the market under \$400,000. At this price you can buy it as a residence only and take advantage of the large space.

This is a unique opportunity for a savvy entrepreneur to purchase a place to live and work!

Previously operating as a take away store, the road level offers great access to the shop front and excellent street frontage/appeal. If you are looking to go into business for yourself this property is set up to give you a massive head start.

Also on ground level there is a kitchen, living room and bedroom. A massive deck off the back is brilliant for entertaining.

Downstairs there is a 3 bedroom home which offers privacy from upstairs, but also a connection to your business that is hard to find.

**TYPE:** Sold

**INTERNET ID:** 21204199

#### SALE DETAILS

**\$395,000**

#### CONTACT DETAILS

**Elders Real Estate Bega**  
Shop 3/248 Carp Street  
Bega, NSW  
02 6492 1799

**Rod McDonald**  
0410 529 517

An over sized 6x9m shed is perfect for car accommodation or storage.

This property offers a number of options from an owner occupier business owner; to running the business upstairs and renting downstairs out; to converting the whole building back into one residence (STCA).

Grab this opportunity to secure your family's future today.

Other features: Built-In Wardrobes, Close to Schools, Secure Parking, Terrace/Balcony

- Land Area 866.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning













