

631 Angledale Road, BEGA, NSW 2550

Executive Living on 5 Pristine Acres - Just 10 Minutes from Town

Set on an exceptional 5-acre parcel just a short drive from Bega's main street, this high-quality lifestyle property offers the perfect blend of rural charm and modern convenience.

This executive 4-bedroom, 2-bathroom home features a spacious open-plan living, kitchen and dining area, ideal for families and entertainers alike. The designer kitchen boasts high-end appliances and a convenient servery window to the covered and screened outdoor entertaining area.

Families will love the separate living space, perfect for kids, a media room or a private retreat. The flexible layout includes two bedrooms currently configured as a guest suite or ideal accommodation for extended family. The master suite features a generous walk-in dressing room and private outlook.

Outdoors, the home is complemented by a double garage, with a versatile hobby room or office space located directly behind-ideal for remote work, creative projects, or personal retreat. The property also includes excellent shedding for additional storage or workspace with a toilet and shower.

TYPE: For Sale

INTERNET ID: 78P1244

SALE DETAILS

\$1,399,000

CONTACT DETAILS

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

Rodney McDonald
0410 529 517

The gently undulating land is divided into four well-fenced paddocks, with troughs and access to one of the two dams, making it ideal for hobby farming or livestock. Adding to its lifestyle appeal is a mature selection of 10-year-old fruit trees, all currently bearing fruit yearly, plus plenty of raised vegie gardens and shade house -perfect for fresh, homegrown produce year-round.

Built with sustainability in mind, the home includes:

- * Double glazing to kitchen and living areas
- * Heat transfer system from the wood heater
- * Back-to-grid 6.6kw solar system
- * Fire sprinklers over roof of house and sheds
- * 120,000L rainwater storage
- * NBN available

Enjoy spectacular views over Bega to the south-west and across the Mumbulla Ranges to the north and east from various points on the property.

This is a rare opportunity to secure a premium small acreage lifestyle property in a tightly held and sought-after location.

Don't miss out - call today to arrange your private inspection and discover your future home.

Other features: Area Views

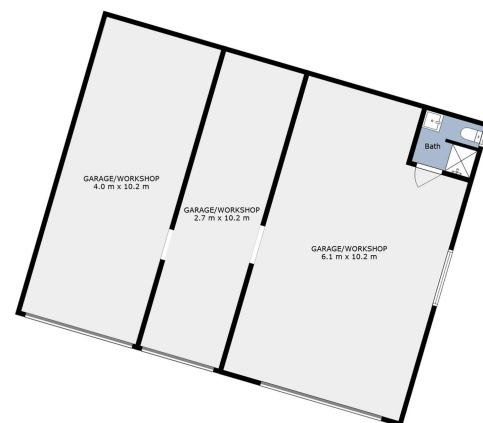
- Land Area 2 hectares
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards











631 Angledale Road
ANGLEDALE

TOTAL: 206 m²
 FLOOR 1: 206 m²
 EXCLUDED AREAS: GARAGE: 43 m², GARAGE/WORKSHOP: 127 m²,
 COVERED PATIO: 29 m², VERANDAH: 23 m²

Measurements Are Approximate And Should Be Used As a Guide Only.

