

## 1596 Snowy Mountains Highway, MORANS CROSSING, NSW 2550

"KAREELA" - VERSATILE RURAL HOLDING WITH SCALE, WATER & MULTIPLE INCOME STREAMS

**346.41 hectares, 855.98 acres**

Offering approximately 856 acres of picturesque and productive grazing country, "Kareela" presents an outstanding opportunity to secure a substantial rural holding with excellent water security, multiple dwellings and diverse income potential.

Privately positioned just 20 minutes from the CBD of Bega, the property features dual road access, numerous titles and a versatile mix of grazing land and natural bushland, including approximately 100 acres adjoining National Park.

Infrastructure includes:

- 3 homes providing flexibility for extended family, staff accommodation or rental income
- 2 sets of cattle yards

**TYPE:** For Sale

**INTERNET ID:** 78P1277

**SALE DETAILS**

**\$3,200,000**

**CONTACT DETAILS**

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**David Armstrong**

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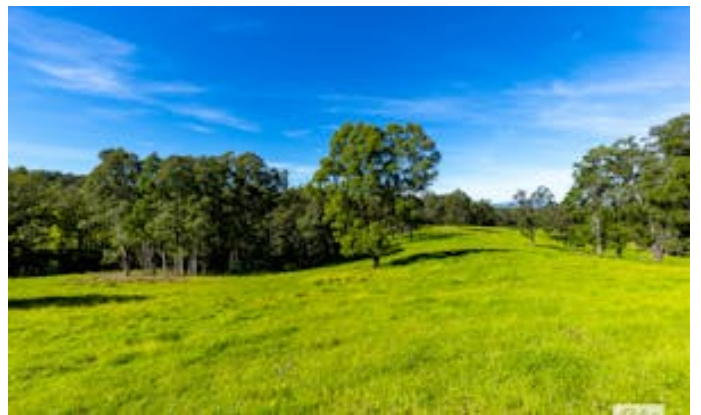
- Machinery shed and workshop
- 2 steel hay sheds
- Extensive water infrastructure including:
  - 1 x 32 Meg dam
  - 1 x 70 Meg dam
- Pumping licence from the Bemboka River

"Kareela" combines productivity with natural beauty, offering scenic rural surrounds, privacy and strong agricultural capability together with the potential for multiple income streams.

The property was impacted by recent fires, with some irrigation infrastructure, internal fencing, troughs and pumps requiring attention, presenting an opportunity for purchasers to further improve and capitalise on the scale and potential on offer.

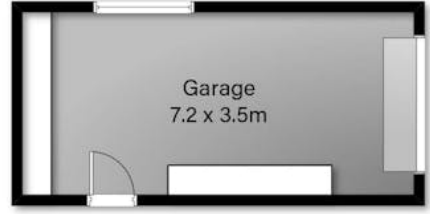
A rare chance to secure a large scale rural holding in a tightly held location close to both Bega and the stunning Sapphire Coast.

- Land Area 346.41091 hectares









Not in position



Carport  
5.9 x 3.3m



4 1 2

Scale is indicative, measurements are approximate and should be used as a guide only. This plan is for marketing purposes only and should not be relied upon for valuation, construction, or renovation.

1596 Snowy Mts Hwy  
Morans Crossing

