



## 93 Valley Street, BEGA, NSW 2550

### Your Own Private River Retreat - Just Minutes from Everything

A rare lifestyle opportunity in the heart of Bega - 5 acres of mostly cleared land within walking distance to the main street, with your very own stretch of river as the back boundary.

Imagine afternoons spent picnicking under the shade of established river trees, kids (and adults) cooling off in the water, and the peaceful soundtrack of the river flowing past. This is the kind of property that becomes the backdrop to lifelong memories.

The solid brick home offers space and flexibility for growing families:

- \* 3 bedrooms, 2 bathrooms upstairs
- \* Light-filled living areas with a lovely outlook over the property
- \* Large rumpus room downstairs with a third toilet â## ideal for teenage retreat, guest accommodation or a work-from-home setup
- \* Double garage with additional workspace, perfect for the home handyman or hobbyist

**TYPE:** For Sale

**INTERNET ID:** 78P1281

#### SALE DETAILS

**\$980,000**

#### CONTACT DETAILS

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

**Rodney McDonald**  
0410 529 517

The 5-acre parcel is mostly cleared and perfectly suited for a horse or two, with older stables ready to be reinvigorated and brought back to life. Whether you're dreaming of a small hobby farm, space for the kids to roam, or simply room to breathe without sacrificing town convenience, this property delivers.

A truly special combination of acreage, river frontage and walk-to-town convenience - opportunities like this are incredibly rare.

- Land Area 5 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage



















Lower Level



Upper Level

93 Valley Street  
BEGA

**Total: 205 m2**  
Lower Level: 60 m2, Upper Level: 145 m2  
Excluded Areas: Garage 57 m2, Terrace: 22 m2  
Porch: 15 m2, Balcony: 20 m2

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

