



224 Polacks Flat Road, MORANS CROSSING, NSW 2550

BEMBOKA RIVER COTTAGES

31.73¹/₁₀₀ Ha (78 acres) of established river country with private frontage to the Bemboka River- featuring clear swimming holes, excellent water access, and flexible income opportunities.

Highlights:

- * 4-Bedroom, 3-Bathroom Home
- * Comfortable and well-proportioned with multiple living areas, air conditioning, 13kW solar system, and water filtration.
- * Two Self-Contained Cottages
- * Currently listed on two major short-stay platforms with strong guest reviews. Generates reliable income with scope to expand.

TYPE: For Sale

INTERNET ID: 78P1287

SALE DETAILS

\$1,560,000

CONTACT DETAILS

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

David Armstrong
0412 623 140

* River Frontage

* Direct access to your own stretch of the Bemboka River-with clear swimming holes, platypus sightings, and reliable bass fishing.

* 25ML Water Licence + Irrigation - Includes Yanmar river pump and new poly pipe setup. Reliable water access for growing, grazing, or small-scale farming.

* Fenced & Functional Layout - Six paddocks with quality fencing, two dams, and a spring-fed gully. Ready for livestock or hobby farming.

* Move-In Ready - Large 14m x 9m machinery shed, established gardens, and internal roads-no big jobs left to do.

Location:

* 10 mins to Bemboka

* 25 mins to Bega

* 40 mins to beaches

* 2 hrs to Perisher

* 2 hrs 15 mins to Canberra Airport

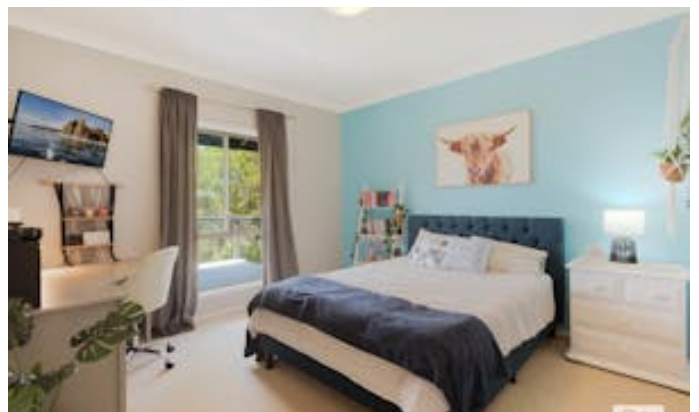
Agents Comment:

A truly unique holding combining lifestyle, income, water security, and natural beauty - properties of this standard and versatility do not come to market often.

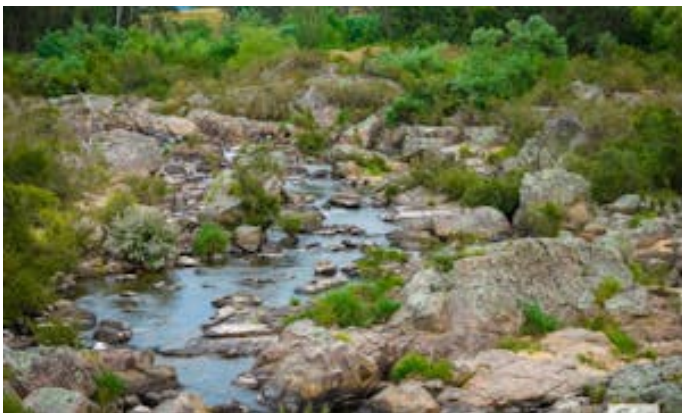
Contact David Armstrong on 0412 623 140 for further information or to arrange an inspection.

Other features: Area Views

- Land Area 31.7 hectares
- Bedrooms: 8
- Bathrooms: 5
- 4 car garage







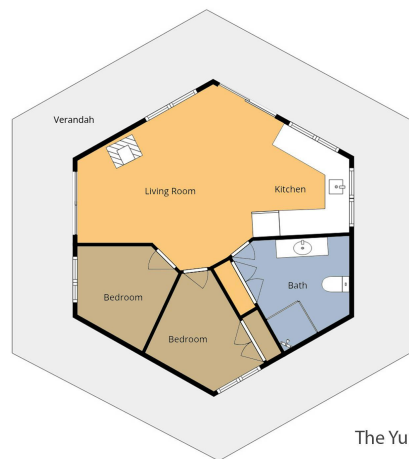




The Main Residence



The Stone Cottage



The Yurt

224 Pollocks Flat Road MORANS CROSSING

Plan is not to scale.
Measurements are approximate and
should be used as a guide only.

