



## 42 Howard Avenue, BEGA, NSW 2550

### Spacious Family Living in Bega

When it comes to low maintenance living with space for the whole family, 42 Howard Avenue delivers comfort and flexibility in a well designed home.

The property offers four bedrooms, all with built in wardrobes. The master suite includes a walk in robe and a modern ensuite. Plantation shutters add privacy and style, while carpeted bedrooms create a warm and comfortable feel.

Two separate living areas provide room for everyone. A front lounge near the entry is ideal as a sitting room, kids' play area, or home office. The main living zone opens into a light filled kitchen and dining space, creating a central hub for everyday living.

The kitchen features a gas cooktop, dishwasher, generous storage, and a butler's pantry with internal access to the garage. Positioned off this space are three additional bedrooms and a family bathroom with a bathtub, forming a practical kids' or guest wing.

The home includes solar panels for electricity and gas hot water, helping manage running costs. Outside, the backyard is a blank canvas ready for your vision, with a courtyard area, retaining walls, and groundwork already in place for future landscaping.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 78P1311

#### SALE DETAILS

**\$770,000**

#### CONTACT DETAILS

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**Matthew Hughes**

0413 819 752

Plans had also been considered for a shed.

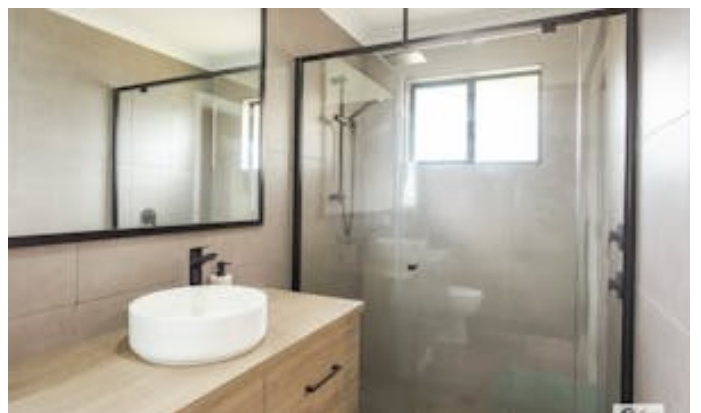
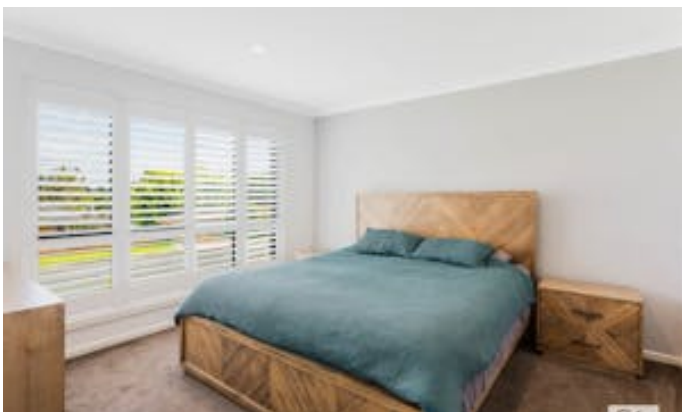
Conveniently located within walking distance to Bega Hospital, local parks, and the Bega Showground, and only minutes to the Bega CBD, this is a home that offers easy living now with potential to make it your own.

Contact Matthew today to arrange an inspection and see how 42 Howard Avenue could suit your next chapter.

Other features: Carpeted, Close to Schools, Close to Shops

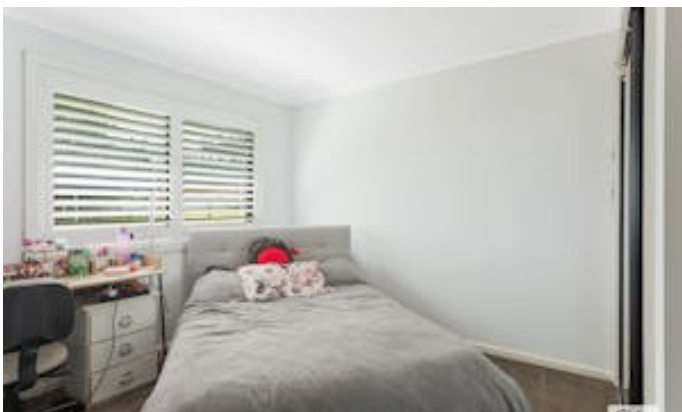
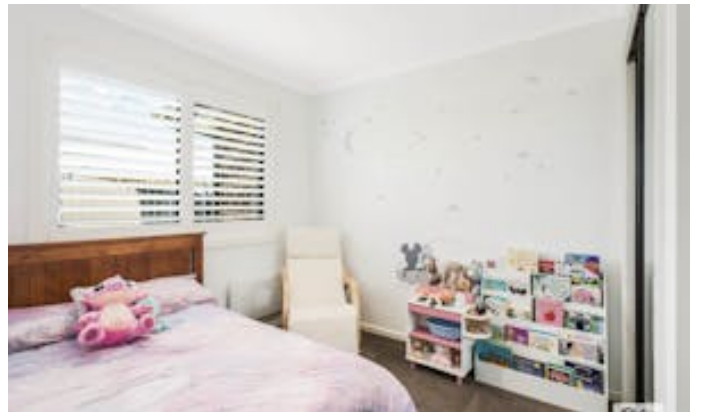
- Land Area 871.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite















42 Howard Avenue  
BEGA

**TOTAL: 152 m<sup>2</sup>**  
1st floor: 152 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 5 m<sup>2</sup>, COVERED PATIO: 14 m<sup>2</sup>, GARAGE: 35 m<sup>2</sup>,  
WALLS: 11 m<sup>2</sup>

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

