

20 Hill Street, BEGA, NSW 2550

20 Hill Street, Bega – Character, Convenience & Endless Potential

Perfectly positioned in a sought-after pocket of Bega, 20 Hill Street offers the ideal blend of location, charm and opportunity. Sitting proudly on the high side of the road and enjoying a sunny north-facing aspect, this classic weatherboard home is just an easy stroll to the CBD - convenience truly doesn't get better than this.

Full of character and warmth, this two-bedroom home presents an exciting opportunity for first home buyers, savvy investors or renovators ready to roll up their sleeves and unlock its full potential.

A new deck adds a brilliant outdoor entertaining option - the perfect space for weekend BBQs, relaxed evening drinks or simply soaking up the sunshine. It extends the living space beautifully and enhances the home's lifestyle appeal.

Set on a generous 752m² block and zoned B4 Mixed Use, the possibilities here are significant. The B4 zoning encourages a vibrant "live-work" environment, allowing for higher-density residential development alongside retail, business, light industrial and community uses (STCA). Whether you're looking to live in, lease out, renovate or explore development potential - the choice is yours.

TYPE: For Sale

INTERNET ID: 78P1322

SALE DETAILS

\$645,000

CONTACT DETAILS

Elders Real Estate Bega

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

Rodney McDonald

0410 529 517

Property Features:

- * Two well-sized bedrooms with built-in robes; third bedroom/office
- * Classic weatherboard charm
- * North-facing aspect for beautiful natural light
- * New deck creating an excellent outdoor entertaining area
- * Single lock-up garage
- * Large 752m² allotment
- * Zoned B4 Mixed Use ## outstanding future flexibility
- * currently tenanted with lease in place through May 2026 and would suit investor looking for an investment with tenant in place from day 1

Affordable, well-located and packed with potential - this is an opportunity not to be missed.

Call today to arrange an inspection.

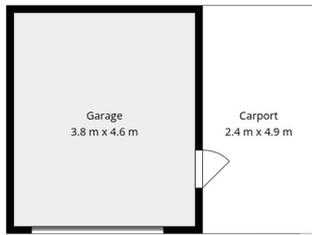
Other features: Close to Schools, Close to Shops

- Land Area 756.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









20 Hill Street BEGA

TOTAL: 101 m2
1st floor: 101 m2
EXCLUDED AREAS: GARAGE: 18 m2, PORCH: 31 m2, DECK: 31 m2,
CARPORT: 12 m2, FIREPLACE: 1 m2, WALLS: 9 m2

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

