



## 284 Kameruka Lane, CANDELO, NSW 2550

### IMMACULATE SMALL ACREAGE LIVING - MINUTES FROM TOWN

Perfectly positioned on a sealed road and only 5 minutes to Candelo Village and 15 minutes from Bega, this well located 2 hectare (4.94 acre) property offers the ideal blend of space, privacy and convenience.

Set on usable land, the north-facing Hardiplank home is designed for comfortable family living. Featuring three bedrooms and two bathrooms, the home includes two separate living areas, a wood heater for those cooler months and reverse cycle air conditioning for year-round comfort.

Water security is well catered for with approximately 50,000 litres of rainwater storage, while the property's layout provides excellent usability for a range of lifestyle pursuits.

Infrastructure is a standout, with a substantial 7m x 15m shed complete with wood stove and multiple storage rooms - perfect for a workshop, hobby space or additional utility. A generous 5m x 15m carport provides ample covered parking for vehicles, trailers & belongings.

The property's level, private setting combined with its sought-after location makes it an

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**TYPE:** For Sale

**INTERNET ID:** 78P1351

#### SALE DETAILS

**\$975,000**

#### CONTACT DETAILS

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**David Armstrong**

0412 623 140

excellent opportunity for families, hobby farmers or those seeking a peaceful rural lifestyle without sacrificing accessibility.

Property Highlights:

- 2 hectares (4.94 acres) of level, usable land
- 3 bedroom, 2 bathroom Hardiplank home
- Two separate living areas
- Wood heater + reverse cycle air conditioning
- North-facing aspect with beautiful rural views
- Approx. 50,000L rainwater storage
- 7m x 15m shed with wood stove & storage rooms
- 5m x 15m carport
- Sealed road frontage
- Private and well-located
- 5 minutes to Candelo Village, 15 minutes to Bega

A quality small acreage offering space, comfort and convenience in a tightly held location.

- Land Area 2 hectares
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Single carport











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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.

284 Kameruka Ln  
Candelo

