



## 47 Meringo Street, BEGA, NSW 2550

### SUNNY FIRST HOMEBUYER SPECIAL

Positioned on the high side of the street to capture excellent sun, this neat and tidy home is the perfect opportunity for first home buyers looking to break into the market. Set on a 625m<sup>2</sup> block and priced to sell, this is one you'll want to inspect quickly.

Inside, the home offers 3 bedrooms, 1 bathroom and a comfortable, functional layout. The kitchen was replaced approximately 15 years ago and still presents with a modern feel, offering great storage and practicality for everyday living. The spacious main bedroom is a standout, while the living room features a cosy wood fire alongside ducted heating and cooling for year-round comfort.

Outside, the sunny backyard provides plenty of space for kids and pets to enjoy. There is currently rear access via the undeveloped, vacant block at the rear - as well as a single garage shed. Back to grid solar will help keep the bills down.

Conveniently located close to shops, schools and daycare this is an affordable opportunity in the competitive first home buyer market.

Call today to arrange your inspection of Bega's newest first home buyer special.

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:** 78P1358

**SALE DETAILS**

**\$620,000**

**CONTACT DETAILS**

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**Rodney McDonald**

0410 529 517

Other features: Close to Schools, Close to Shops

- Land Area 625.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage











47 Meringo Street  
BEGA

**TOTAL: 89 m<sup>2</sup>**  
1st floor: 89 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 26 m<sup>2</sup>, VERANDAH: 6 m<sup>2</sup>, PORCH: 6 m<sup>2</sup>,

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

