



473 Wyndham Lane, KANOONA, NSW 2550

ULTIMATE FAMILY LIFESTYLE ON 13.6 ACRES

Perfectly positioned in a brilliant rural location just 10 minutes from Bega and 20 minutes from Merimbula, this exceptional lifestyle property delivers the complete family package with outstanding entertaining, quality infrastructure and beautifully maintained park-like grounds.

Set on 5.52Ha (13.6 acres), the property features a quality level full brick home offering 4 generous bedrooms, 2 bathrooms, a dedicated office and multiple spacious living areas ideal for growing families. Warm, welcoming and thoughtfully designed, this is a home that instantly feels comfortable from the moment you step inside - offering the perfect balance of relaxed family living, practicality and space to grow for years to come.

The beautifully appointed large workable kitchen sits at the heart of the home and is perfectly designed for both everyday living and entertaining, seamlessly connecting to the surrounding living and dining spaces. Multiple family areas provide flexibility for larger families, allowing room for kids to spread out, parents to unwind and everyone to come together with ease. Whether you're raising a family, working from home or simply seeking extra space and comfort, this property caters effortlessly to every stage of life.

TYPE: For Sale

INTERNET ID: 78P1362

SALE DETAILS

\$1,599,000

CONTACT DETAILS

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The home also includes the convenience of a single lock-up garage with internal access, while the expansive grounds provide endless opportunity for children to explore, pets to roam and future improvements or expansion if desired.

Outdoor living is a standout feature with a sparkling swimming pool and expansive undercover entertaining area overlooking the meticulously landscaped surrounds - creating the ultimate setting for family gatherings, weekend barbecues and relaxed afternoons with friends.

An original full-size tennis court provides a rare opportunity to restore, reinvent or repurpose to suit your lifestyle vision.

Adding enormous appeal is the impressive 12m x 12m three-door shed/workshop complete with high-clearance doors ideal for caravans, trucks or boats, plus a mezzanine storage level, wood fire heating and power connected - making it the perfect workshop, storage facility or ultimate man cave setup.

The property also boasts a large dam and excellent water security via a substantial 20,000 gallon concrete rainwater tank.

Property Features:

- 5.52Ha (13.6 acres) of beautifully maintained park-like grounds
- Quality level full brick family home
- 4 bedrooms plus office
- 2 bathrooms
- Multiple spacious living and family areas
- Single lock-up garage with internal access
- Beautifully appointed large kitchen
- Above ground swimming pool
- Extensive undercover outdoor entertaining area
- Large dam
- Outstanding water supply via 20,000 gallon concrete rainwater tank
- Massive 12m x 12m 3-door shed/workshop
- High-clearance doors suitable for caravans, trucks and boats
- Mezzanine storage level
- Wood fire heating and power connected to shed
- Outstanding location close to Bega and Merimbula

A superb opportunity to secure a premium lifestyle property offering warmth, comfort, space and functionality with resort-style family living in one of the district's most desirable rural locations. Combining a welcoming family atmosphere with room to grow, entertain and enjoy the very best of country living, this outstanding property offers the lifestyle many families dream of - all within easy reach of the regional centre of Bega and the pristine coastline of Merimbula.

Other features: Pool

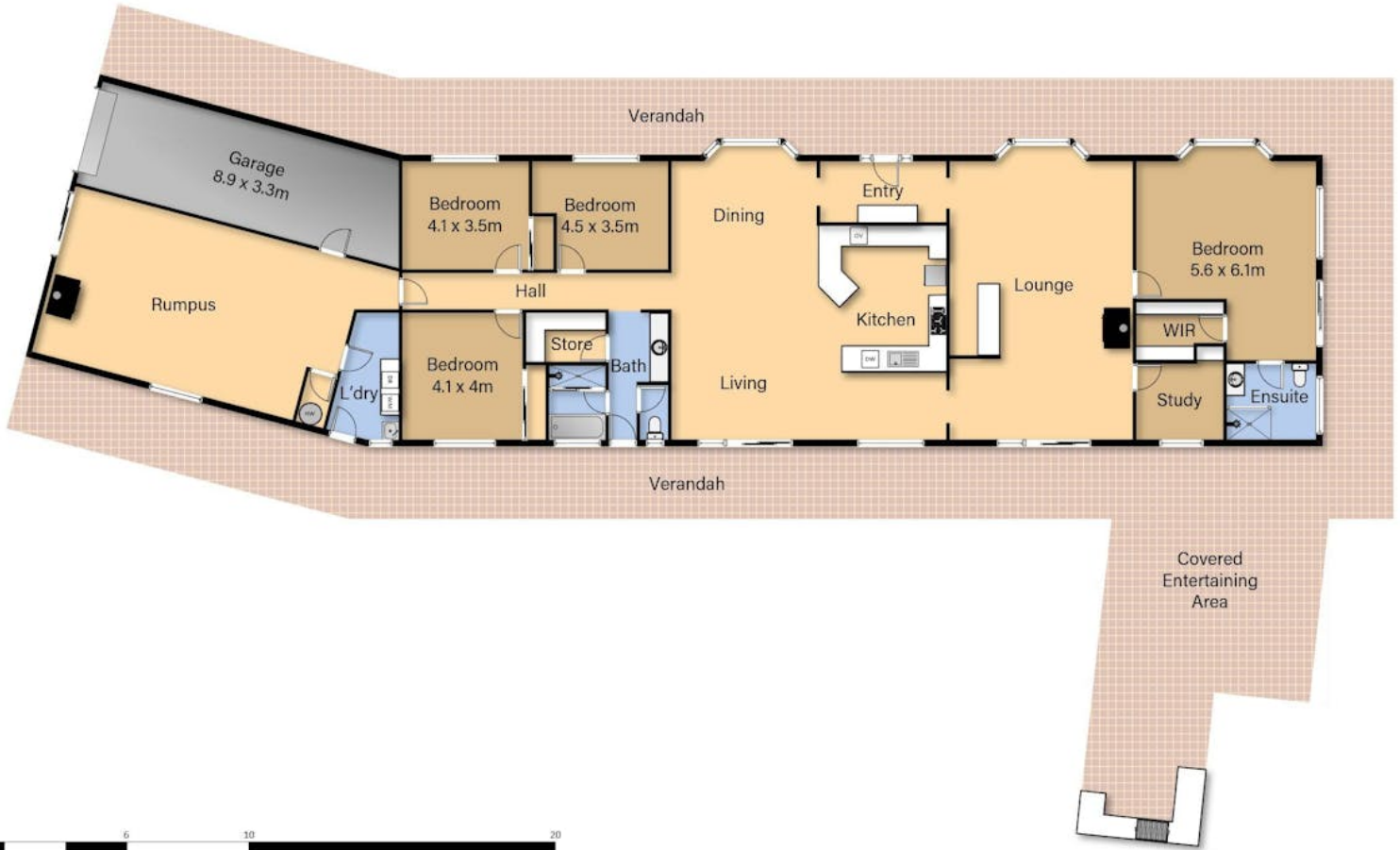
- Land Area 13.6 acres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite











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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.

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