



42 Black Range Road, BLACK RANGE, NSW 2550

LIFESTYLE, SPACE & SUNSETS - JUST MINUTES FROM BEGA

Just five minutes from the heart of Bega, this beautifully presented 3 hectare lifestyle property offers the perfect balance of rural living and modern convenience. Set on gently undulating, well fenced land with the benefit of town water, it provides the space, privacy and functionality that so many buyers are searching for.

The thoughtfully designed four bedroom home has been extensively renovated over the past five years, creating a fresh, contemporary feel throughout. Two separate living areas provide flexibility for growing families, with the second living room making an ideal kids' retreat, media room or quiet escape. A back-to-grid solar system helps reduce energy costs while adding to the home's modern conveniences.

Outdoor living has been carefully considered, with a protected entertaining area on the eastern side of the home and a private western verandah that captures stunning rural views. It's the perfect place to enjoy spectacular sunsets in the evening or watch the morning fog drift gently across the valley - a peaceful outlook that changes beautifully with the seasons.

Infrastructure is a standout feature of the property. A large carport is complemented by two substantial powered sheds with concrete floors - measuring approximately 7.2m x

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: 78P1372

SALE DETAILS

\$1,350,000

CONTACT DETAILS

Elders Real Estate Bega

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

Rodney McDonald

0410 529 517

7m and 5.3m x 9.2m - offering exceptional storage and workshop space. An additional single carport provides the perfect place to house a boat, trailer or extra vehicle.

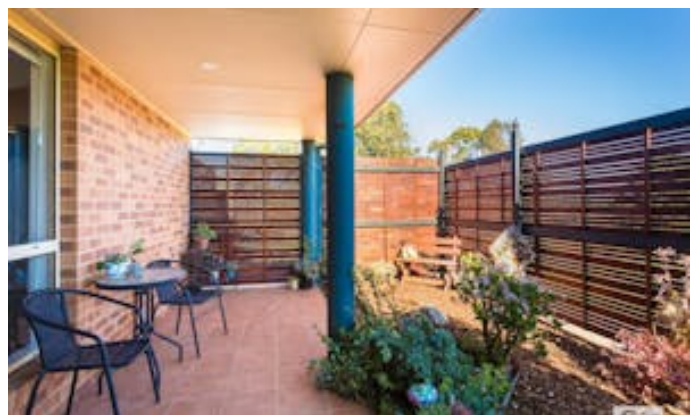
Completing the lifestyle appeal are established vegetable gardens, thriving citrus trees and an excellent chook house, making it easy to embrace a more self-sufficient way of life.

Offering the peace and space of a country lifestyle without sacrificing convenience, this impressive property is an outstanding opportunity for families, hobby farmers or anyone dreaming of room to move just minutes from Bega.

Other features: Area Views, Close to Schools

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











42 Black Range Road BEGA

TOTAL: 158 m2
1st floor: 158 m2
EXCLUDED AREAS: GARAGE: 99 m2, CARPORT: 77 m2, VERANDAH: 21 m2,
WALLS: 17 m2

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

