

> BIJOU BUILDING (HOWARD)  
> 230405 > PROPOSED RESIDENCE  
> LOT 1 DP 1267775  
> 1 ORANGE ROUGHY ROAD  
> BEGA



> DEVELOPMENT APPLICATION  
> 230405 > 24/5/2023  
> HOTONDO HOMES  
> ST  
> CD1 A3



1:100  
1 > GROUND FLOOR PLAN

## Bega, 1 Orange Roughy Road

### HALF AN ACRE, READY TO GO!

A rare and unique opportunity to secure a half-acre block in the town of Bega!

This 2,092sqm block is registered and ready for you to plan your new build. Or why not adopt the proposed house plans, a modern 3 bedroom, 2 bathroom, open plan design with a garage, leaving plenty of land for a kids playground or for pets to stretch their legs.

A portion of the block is already fenced and a gate at the back of the block provides good access.

Located a short distance to the Bega show grounds, South East Regional Hospital, parks and the local swimming pool, it's an ideal location for all lifestyles. A short drive and you find yourself in the centre of Bega, with shops, supermarkets, services, cafes & restaurants, healthcare and sporting clubs - everything you need is on your doorstep.

While the pristine beaches of Tathra and Merimbula are an easy drive away.



LAND 2,092 m2

**For Sale**  
**\$320,000**

**Contact**  
**Stuart Cook**  
0418 525 192  
scook@ljhbega.com.au



**LJ Hooker Bega**  
**(02) 6492 4300**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For your chance to skip the queue and start your build process immediately, call Stuart Cook on 0418 525 192.

## More About this Property

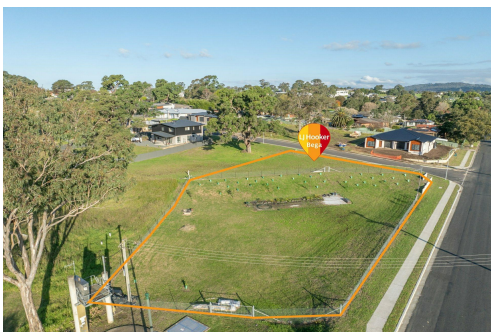
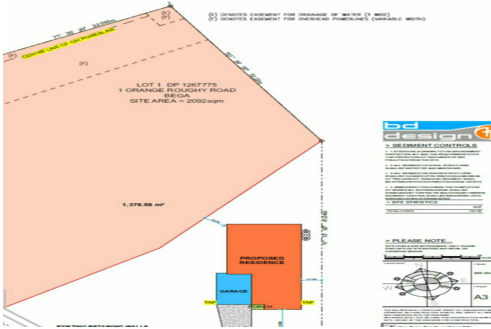
Property ID	NBVFGN
Property Type	Residential
Land Area	2092 m2

**Stuart Cook 0418 525 192**

Principal | [scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

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