







11 Wattle Place, Bega

COUNTRY LIVING & CLOSE TO TOWN!

Set on over 2 acres of land, 11 Wattle Place offers the perfect balance of peaceful country living with all the conveniences of Bega just minutes away. Privately positioned and surrounded by a tranquil rural outlook, this inviting property delivers space, comfort and lifestyle in equal measure.

From the moment you arrive, the neat presentation and sense of privacy are immediately appealing. A long driveway leads to a generous parking area, providing ample room for family vehicles, trailers, boats or caravans.

The home itself is warm, welcoming and filled with natural light. Inside, you'll find new spotted gum flooring, a spacious living area with double-glazed windows, and seamless flow through to the dining and kitchen spaces. A reverse cycle air conditioner in the kitchen and dining area comfortably services the adjoining living space, while ceiling fans in every room ensure year-round comfort.

Offering three well-sized bedrooms with built-in robes, the master bedroom enjoys the added convenience of its own ensuite.

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FOR SALE
$890,000

AGENTS
Stuart Cook
0418 525 192
scook@ljhbega.com.au

AGENCY
LJ Hooker Bega
(02) 6492 4300

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.

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The kitchen overlooks the fully fenced backyard - ideal for children and perfect for keeping dogs safe and secure.

Both the front veranda and undercover rear deck provide wonderful spaces to unwind and take in the peaceful surroundings. The front veranda in particular is a beautiful spot to relax with a morning coffee or afternoon drink while enjoying the rural outlook and quiet atmosphere.

Outside, the property continues to impress with a large double garage complete with power, steel construction and concrete slab flooring, ideal for vehicle storage, a workshop or hobby space. The two adjoining high-clearance double carports are perfect for accommodating a caravan, boat or additional vehicles.

Additional features include:

- Over 2.2 acres of usable land
- Town water
- Solar power
- Water tank
- Fully fenced yard and paddock
- Large shed and high-roof carports
- Privacy, space and peace & quiet
- Close proximity to schools, shops, supermarkets, cafes, clubs and healthcare facilities

Complementing its peaceful rural setting, you're only a short drive from the centre of Bega, with easy access to schools, supermarkets, cafes, sporting clubs, healthcare services and employment opportunities.

Properties offering this combination of lifestyle, convenience and functionality are increasingly hard to find. To arrange your private inspection, call Stuart Cook at LJ Hooker Bega on 0418 525 192 today!

MORE DETAILS

Property ID	P64FGN
Property Type	AcreageSemi-rural
Land Area	8557 m2











Stuart Cook 0418 525 192
Principal | scook@ljhbega.com.au

LJ Hooker Bega (02) 6492 4300
225 Carp Street, BEGA NSW 2550
bega.ljhooker.com.au | office@ljhbega.com.au

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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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