



## Bega, 291 Coopers Gully Road

### FARM LIFESTYLE CLOSE TO BEGA!

Located less than 7km to the centre of Bega sits your opportunity to secure a lifestyle farm offering enormous potential for one lucky buyer.

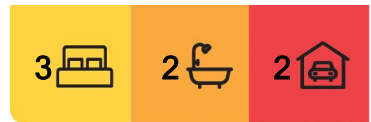
The property boasts 50 hectares of land (approx. 124 acres) that is fully fenced and includes internal paddock fencing. The views from this position are spectacular, stretching over your own property of rolling hills and to the mountains in the distance.

Every farm needs a secure water supply, and we certainly have it here. There are 2 dams, multiple water tanks at the house, a creek to pump water from, and a large header tank.

The house has that genuine farmhouse feel to it. The floor plan and the overall size of the house makes it ideal for a family and provides space for everyone to enjoy. Each bedroom takes full advantage of the stunning outlook, and the natural light that fills each room creates a warm and inviting atmosphere.



**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 Sale**  
\$1,400,000

**View**  
[ljhooker.com.au/NJHFGN](http://ljhooker.com.au/NJHFGN)

**Contact**  
**Stuart Cook**  
0418 525 192  
[scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

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

The 2 living areas are a real feature. Sit and enjoy the stunning views while relaxing in front of the woodfire heater in the main living area, or if you're entertaining friends and family, the expansive 2nd living area is a great space for dinner parties or for kids to enjoy their own living zone.

A recently renovated kitchen, with ample bench space and storage, lets you know that one of the high-cost items in a house has already been taken care of.

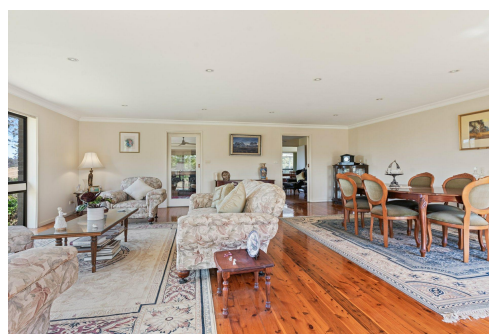
The 3 bedrooms are all a generous size, including built-in wardrobes, while the main bedroom includes a large ensuite and walk-in wardrobe. Each bedroom takes full advantage of the stunning views and the full sun is delightful.

The large timber deck is an ideal entertaining area. Enjoy the privacy while overlooking the backyard- the deck is fully undercover ensuring this space can be enjoyed in any weather.

There is plenty of shed space on this property, great for storing farm equipment and vehicles. Included is a 9m x 8m hay shed, 6m x 11.5m shed & workshop, 6m x 6m garage and a carport on the house.

This property offers all the right infrastructure for a working farm and provides great potential for anyone looking to create a forever lifestyle.

To book your private inspection call Stuart Cook on 0418 525 192 or contact the team at LJ Hooker & Bega.



## More About this Property

<b>Property ID</b>	NJHFGN
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	124 acre

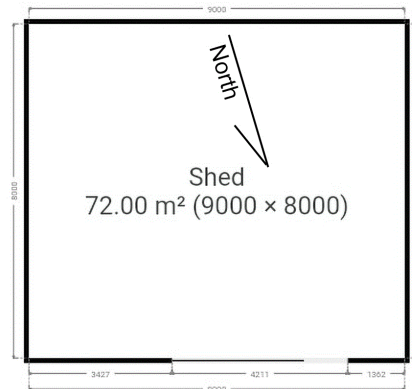
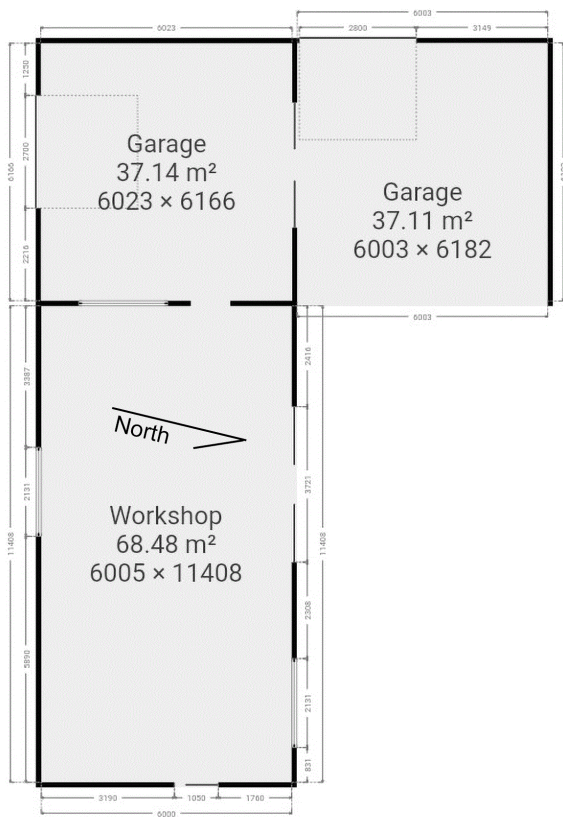
**Stuart Cook 0418 525 192**  
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This plan is intended for marketing purposes only. All dimensions are approximate.

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