







22A Warbler Circuit, Bega

BRAND-NEW BUILD - MODERN LIVING WITH INVESTMENT APPEAL!

Be the first to enjoy the comfort, style and convenience of this stunning brand-new home! Beautifully finished and thoughtfully designed, this contemporary four-bedroom residence presents an outstanding opportunity for first home buyers, investors and downsizers alike.

Investors take note! With this brand-new build, eligible investors may be able to take advantage of valuable tax concessions and depreciation benefits, making this an opportunity well worth exploring with your accountant.

Step inside and discover a home designed for easy, modern living, featuring:

- Four spacious bedrooms, with the main bedroom boasting a stylish ensuite and walk-through wardrobe. All remaining bedrooms include built-in wardrobes.
- Two beautifully appointed bathrooms, with the main bathroom featuring a standalone shower and bath, plus the added convenience of a separate toilet.

4 2 1

FOR SALE
$795,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Bega
(02) 6492 4300

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Light-filled open-plan living, complete with reverse-cycle air conditioning for year-round comfort.
- Seamless indoor-outdoor living, with sliding door access from the living area to the alfresco entertaining space.
- Beautifully presented kitchen, showcasing brand-new appliances and a modern finish, perfect for everyday living and entertaining.
- Single lock-up garage with automatic roller door.
- Large, fully fenced backyard, offering plenty of room for children, pets or simply enjoying the outdoors.

The location is another standout feature, with the home within easy walking distance of South East Regional Hospital and just a short drive to the heart of Bega, where you'll find shopping, cafes and essential services.

AN OPPORTUNITY NOT TO BE MISSED - TWO AVAILABLE!

There are currently two brand-new dwellings available at 22A and 22B Warbler Circuit.

Purchase one and enjoy everything this fantastic property has to offer, or take advantage of the opportunity to secure both and maximise your investment potential!

Whether you're entering the property market, expanding your investment portfolio or looking to downsize without compromising on quality, this brand-new home deserves your attention.

Don't miss your opportunity to secure a brand-new home in a convenient Bega location!

For more information or to arrange your private inspection, contact:

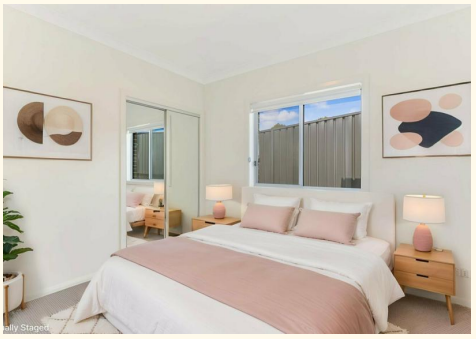
Stuart Cook - LJ Hooker
0418 525 192

Call today - opportunities like this don't last!











MORE DETAILS

Property ID	PC2FGN
Property Type	DuplexSemi-detached
Land Area	560 m2

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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.

22A Warbler Cct
Bega



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