



131 Gipps Street, Bega

## MIXED USE ZONING




Positioned in a highly versatile MU1 Mixed Use zone, this substantial property offers space, flexibility and opportunity on a generous 1,284sqm parcel right in the heart of Bega.

Boasting five bedrooms, including a master suite with private ensuite, the home is designed for large families, extended living or those seeking space to work from home. The expansive open plan living area forms the heart of the home, providing plenty of room for entertaining, family gatherings or future reconfiguration.

A double garage with extensive storage caters perfectly to trades, hobbyists or anyone needing extra room for tools and equipment. At the rear, you'll find older shedding, ideal for additional storage or workshop use.

One of the property's standout features is the indoor inground swimming pool. While currently not operational, it presents an exciting opportunity to restore, repurpose or redesign to suit your vision.

With its Mixed Use zoning, large land size and central location, 131 Gipps Street offers genuine scope for a variety of uses (STCA) - whether you're looking for a spacious residence, business premises, investment opportunity or future development potential.

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**FOR SALE**  
\$800,000 - \$850,000

**AGENTS**  
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**AGENCY**  
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 **LJ Hooker**

## Key Features:

- 5 bedrooms, ensuite to main
- Large open plan living area
- Double garage with ample storage
- Older rear sheds
- Indoor inground pool (currently not operational)
- 1,284sqm block
- Zoned MU1 Mixed Use
- Dual street access

A rare opportunity to secure size, zoning flexibility and potential all in one central location.

## MORE DETAILS

Property ID	P35FGN
Property Type	House
Land Area	1284 m2

### Paul Griffin 0400 024 300

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