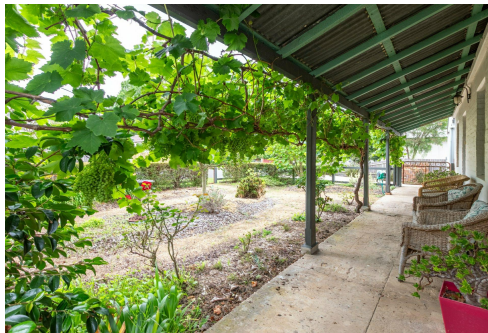




## Bega, 22 Union Street

### HISTORY & CHARM WITH A MODERN SURPRISE!

With all the charm and character of days gone by, the original section of this home is a historic gem! The real surprise on this property starts with the large extension, bringing the modern way of life to this wonderful property.

As you step through the welcoming front gardens and into this home, it's a joy to discover the large extension that captures quality and a solar passive design.

The executive kitchen, complete with ample bench space and storage, is the centrepiece of the large open plan living and dining area, that connects seamlessly with the undercover veranda and backyard. This incredible space offers a woodfire heater and air-conditioner that will ensure a comfortable atmosphere year-round and provides plenty of space for entertaining friends and family.

The 3 bedrooms, master with ensuite and walk-in wardrobe, are ideal for the family or

3

2

4

**For Sale**  
\$850,000

**View**  
[ljhooker.com.au/N5JFGN](http://ljhooker.com.au/N5JFGN)

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



**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.

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

provide room for visitors to stay in full comfort. Some of the beautiful features of this home are on full display in the front bedroom, including a fireplace and French doors onto the front veranda.

The main bathroom is huge, it also integrates the laundry, providing ultimate convenience.

The 2nd living area, part of the original house, is an incredible cozy setting with high ceilings and open fireplace, ideal for a quiet place to relax.

- Solar power with battery (mains power also)

The double carport, with 3.2m high roller door, is complemented by the double garage providing ample safe parking for cars, boats or trailers.

This really is a unique property where the renovations and extension have been built to the highest quality &ndash; it's a credit to the current owners.

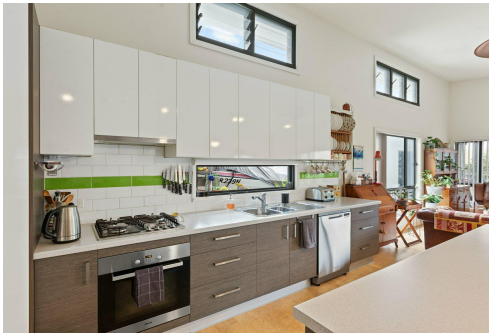
For you chance for a private inspection to explore this property in more detail, call the team at LJ Hooker - Bega

## More About this Property

|               |        |
|---------------|--------|
| Property ID   | N5JFGN |
| Property Type | House  |
| Land Area     | 613 m² |

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

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This plan is intended for marketing purposes only. All dimensions are approximate.