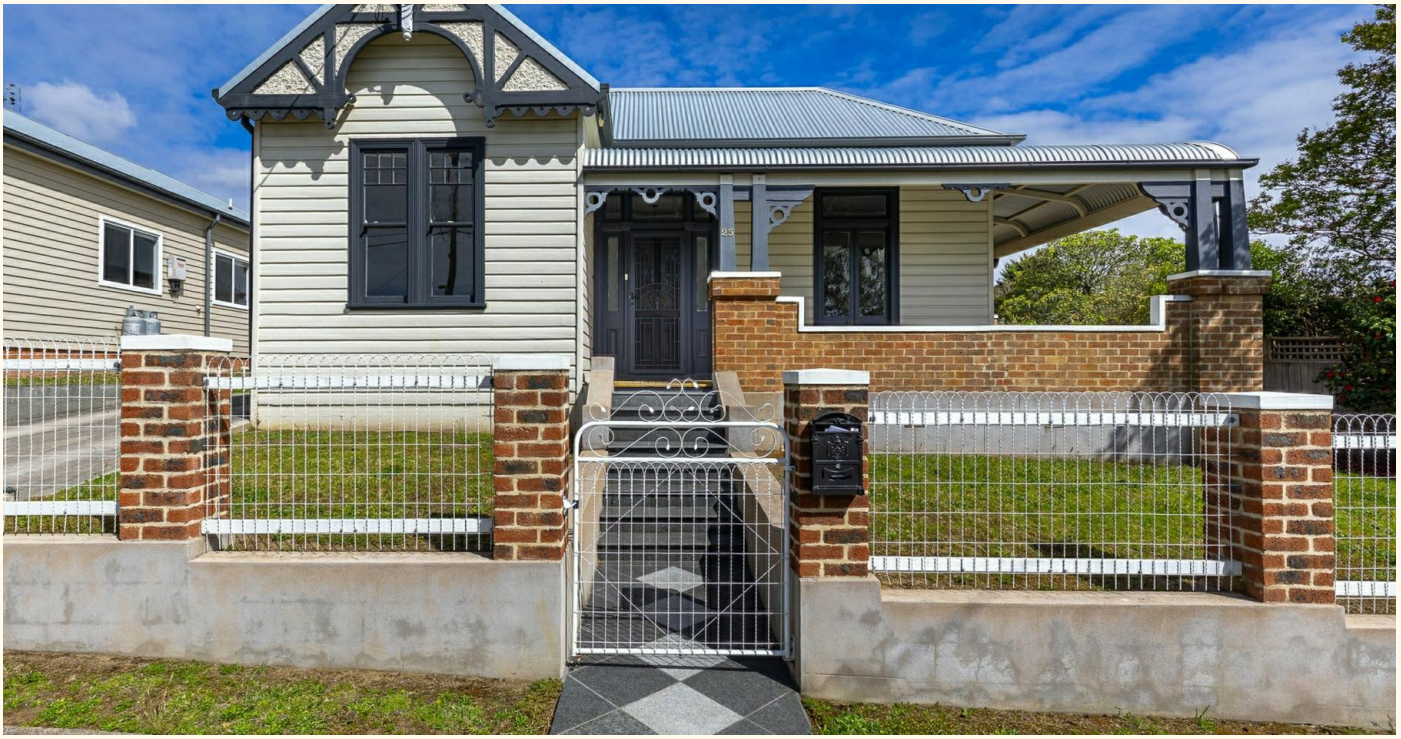








25 Peden Street, Bega

Character, Comfort & Versatility

Beautifully renovated and rich in character, 25 Peden Street, Bega presents a rare opportunity to secure a stunning property offering the flexibility to operate a business, establish professional offices or create a wonderful place to call home.

Blending timeless period appeal with modern-day improvements, this attractive property enjoys generous proportions, spacious interiors and an enviable position within an easy, level walk of Bega's town centre. With MU1 Mixed Use zoning, the property offers exciting possibilities for owner-occupiers, business operators and investors alike, subject to relevant planning approvals.

The thoughtfully renovated interior features four separate rooms, a full bathroom and a well-appointed kitchen adjoining an open-plan living area. Whether configured as a comfortable residence, professional consulting rooms or a combination of living and business space, the versatile layout provides plenty of scope to suit your needs.

Modern comforts include full air-conditioning, an alarm system, new plumbing throughout, gas hot water, new flooring in the extension and blinds throughout. Rear car parking adds further convenience, while level access enhances the property's practicality.

4 1 9

FOR SALE
$999,999

VIEW
By Appointment

AGENTS
Paul Griffin
0400 024 300
pgriffin@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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Property features include:

- Fully renovated with modern comforts
- Potential to live in as a home, operate a business or utilise as professional offices, subject to council approval
- Four separate rooms offering flexible accommodation
- Generous open-plan area with kitchen
- Full bathroom
- MU1 Mixed Use zoning
- Fully air-conditioned throughout
- New plumbing and gas hot water system
- Alarm system
- New flooring to the extension and blinds throughout
- Convenient rear car parking
- Level access and an easy, level walk to Bega town centre

Whether you are searching for a character-filled home close to town, a business premises with a difference or a versatile property offering multiple possibilities, 25 Peden Street is an opportunity worth exploring.











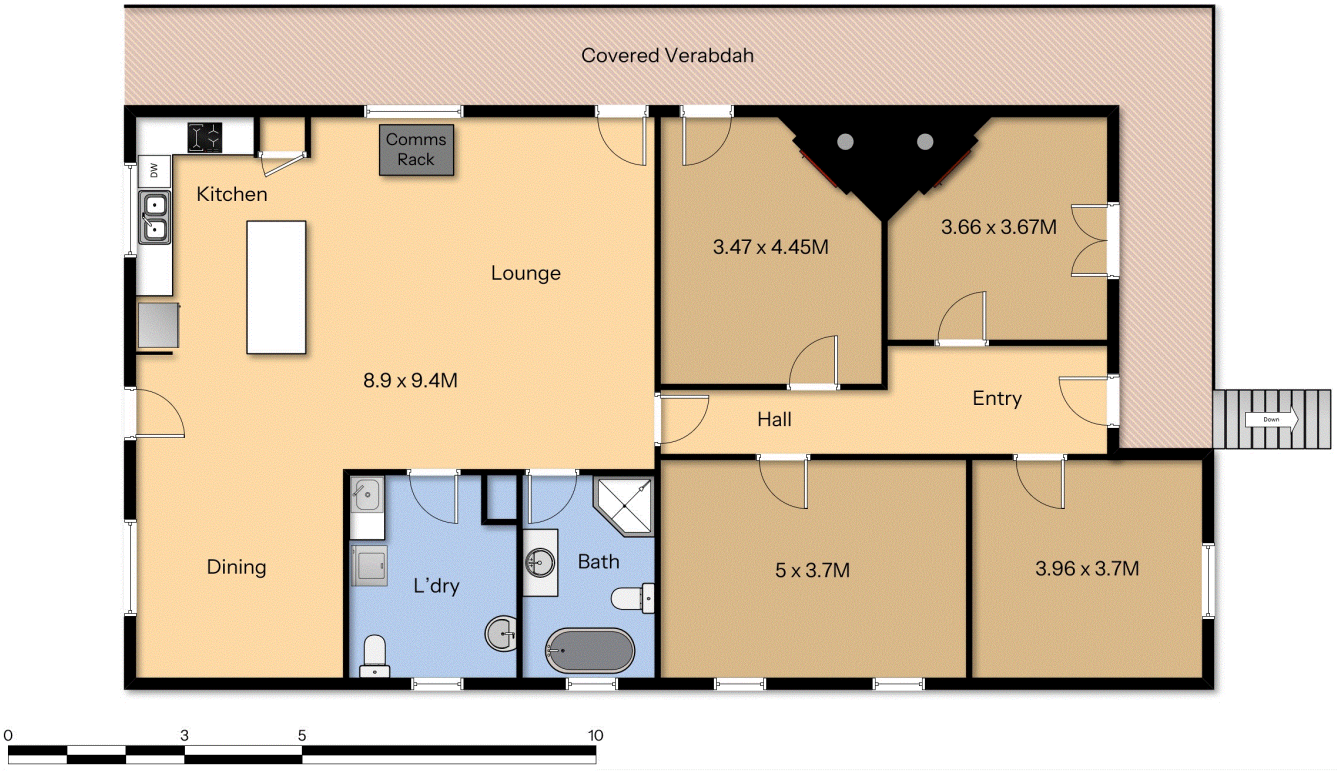
MORE DETAILS

Property ID	PB3FGN
Property Type	House
Land Area	754 m2

Paul Griffin 0400 024 300
Licensee & Principal | pgriffin@ljhbega.com.au

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4 1½ 9

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.

25 Peden St Bega

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