







80 Margaret Park Road, Brogo

Sustainable, Country Lifestyle

Set amongst a wonderfully private and peaceful 40-acre setting, this character-filled mudbrick home captures the warmth, charm and timeless appeal that makes this style of construction so special.

Surrounded by a mix of natural bushland and cleared spaces, the property offers an exceptional opportunity to embrace a more self-sufficient lifestyle, with established veggie gardens, fully netted orchards, excellent water security including 3 dams and 190,000lt of tank water enhancing the ability to grow and harvest your own produce.

Inside, the home is inviting, comfortable and full of country character. Four bedrooms provide plenty of space for family and guests, with the main bedroom enjoying the convenience of a full ensuite.

At the heart of the home is a generous open-plan living area, centred around a beautiful timber kitchen with a large island bench, a natural gathering point for family and friends. A woodfire heater adds to the appeal, providing cosy warmth through the cooler months while creating the relaxed atmosphere that country living is all about.

The spacious main bathroom is equally charming, featuring a traditional clawfoot bath that complements the character of the home

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FOR SALE
$1,150,000

VIEW
By Appointment

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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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beautifully and provides the perfect place to unwind.

Wrapping around the home, the expansive veranda is made for slowing down and enjoying the setting. Whether it's a morning coffee, afternoon drinks or simply taking in the peace and privacy, this is a home where the outdoors becomes an extension of everyday living.

There's plenty of room for vehicles, equipment, hobbies and projects, with shedding well catered for.

A new approximately 12m x 7m shed features:
- Good access
- Power
- Concrete slab
- Steel frame

There is also an approximately 8m x 7m bar-style workshop, complete with power and ideal for anyone needing additional workspace for hobbies, projects or a home-based pursuit.

Designed for a more self-sufficient lifestyle with solar power and battery storage (mains power if needed), solar hot water, established gardens, a fully netted orchard to enjoy the citrus trees, fig, plums, peaches, apples, pears, nectarines and apricot. With good water security, this property offers the opportunity to significantly reduce ongoing living costs while enjoying the freedom and space of country living.

While enjoying a peaceful and private rural setting, convenience is still within easy reach. Located approximately 27 km from Bega, you'll have access to schools, shops, supermarkets, healthcare and the essential services of town without sacrificing the tranquillity of your rural retreat.

If you've been searching for a property where country charm, self-sufficiency, privacy and modern comforts come together, 80 Margaret Park Road is one that deserves your attention.

For more information or to book your private inspection, call Stuart Cook at LJ Hooker on 0418 525 192 today!











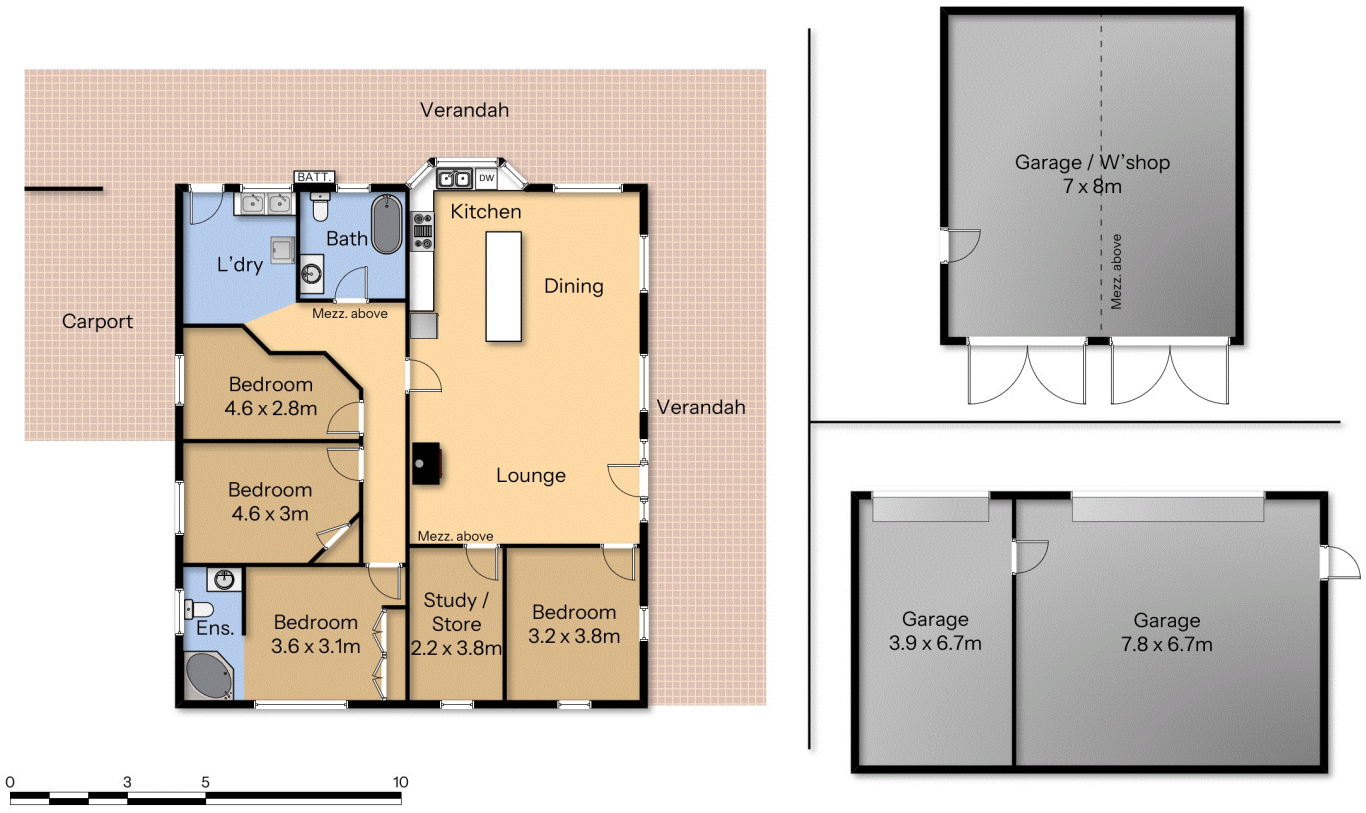
MORE DETAILS

Property ID	P9UFGN
Property Type	AcreageSemi-rural
Land Area	40 acre

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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.

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