



556 Niagara Lane, Candelo




## 47 ACRES, HOUSE, SHEDS & CREEK!

Located in the rolling hills of Kameruka, you'll be just a short drive from the inviting country village of Candelo, where you can enjoy a coffee and a meal at the stunning local cafe, take advantage of the popular market and be part of the vibrant community.

Standing on the undercover veranda, the views over farmland and to the mountains in the distance provide an incredible outlook that will be enjoyed long into the future. The north aspect is another feature that gives this property a reason to call it home.

The house, offering 4 spacious bedrooms, including a walk-in wardrobe and ensuite for the main, 2 bathrooms with separate toilet, provides plenty of space and functionality for the entire family.

A large open plan kitchen, dining and living area is the centrepiece of this home. The large kitchen, overlooking the living area is ideal for preparing family meals or when entertaining guests. Full length windows allow for plenty of natural light and the woodfire heater and reverse cycle air conditioner provide excellent climate control no matter what the season.

4  2  7 

**FOR SALE**  
\$1,350,000

### AGENTS

Stuart Cook  
0418 525 192  
scook@ljhbega.com.au

### 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.

 **LJ Hooker**

Any rural property will need sheds, and we certainly have that here. The main shed is 14m x 6m, there's also a 7m x 6m shed and a 7m x 4m shed, plus 6 undercover bays which are perfect for parking vehicles / equipment or storing hay. There is also a cool room included!

All the boundary & internal fencing is in good order and with steel cattle yards, crush and ramp, you're ready to go.

Water security is very high, with 3 dams, water tanks and direct access to Sandy Creek, it's exactly what you want when living on the land.

To discuss this property in more detail or to book a private inspection, call Stuart Cook at LJ Hooker Bega on 0418 525 192.

## MORE DETAILS

Property ID	NVQFGN
Property Type	AcreageSemi-rural
Land Area	47 acre

**Stuart Cook 0418 525 192**

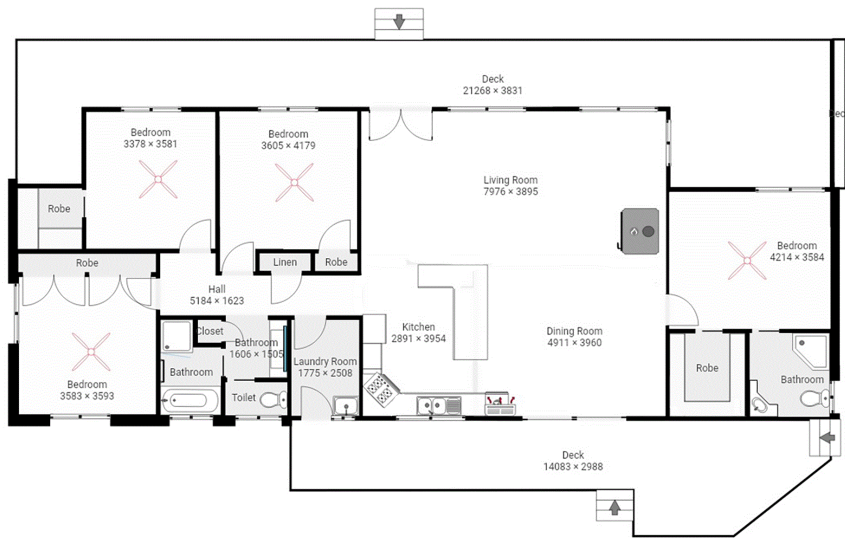
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This plan is intended for marketing purposes only. All dimensions are approximate.

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