

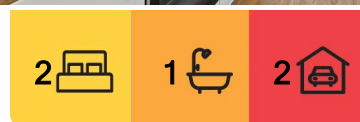


## Candelo, 37 Panbula Street

### VACANT BLOCK WITH BRAND NEW TINY HOME

Positioned in the heart of Candelo, Lot B, 37 Panbula Street presents a rare opportunity to secure a spacious 1041sqm vacant block with the added bonus of a fully equipped tiny home included in the price. Designed for comfortable living, the tiny home sleeps four or more, featuring a queen bed with under-bed storage and a loft with two single beds accessible by ladder. Built on a sturdy 7.2m x 2.4m six-wheeler steel trailer, it is ready to tow with a new 70mm tow ball connection included.

Constructed to Australian standards with 90mm timber framing, this home is insulated throughout for year-round comfort. The interior is fitted with modern conveniences, including double pole power points and light switches, a brand-new gas hot water system, a 2.5kW air conditioner, and a washing machine. The kitchen features an electric two-burner induction cooktop, a 10amp electric oven, and ample storage, while the bathroom offers a fully functional shower and toilet with an efficient maceration waste transfer system under the trailer.



**For Sale**  
\$325,000

**View**  
By Appointment

**Contact**  
**Tim Shinnick**  
0466 475 131  
tshinnick@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**



This property offers a unique blend of space, flexibility, and convenience, all within walking distance to town amenities. Whether you're looking for a ready-to-go living solution or a temporary home while you build, this is an opportunity not to be missed.

Settlement subject to registration of approved sub-division.

## More About this Property

<b>Property ID</b>	NR9FGN
<b>Property Type</b>	House
<b>Land Area</b>	1041 m2

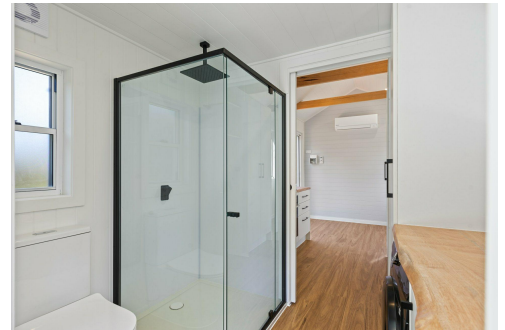
**Tim Shinnick 0466 475 131**

Licenced Real Estate Agent | [tshinnick@ljhbega.com.au](mailto:tshinnick@ljhbega.com.au)

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

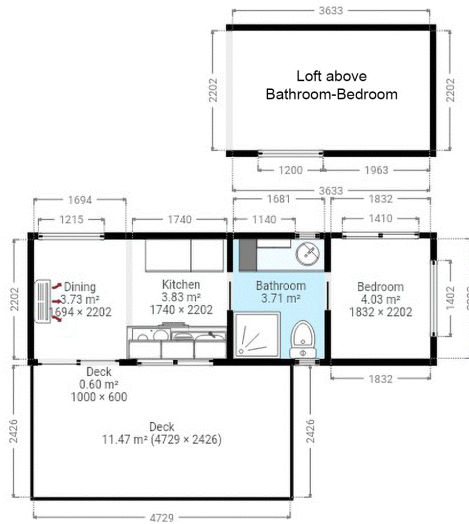
225 Carp Street, BEGA NSW 2550

[bega.ljhooker.com.au](http://bega.ljhooker.com.au) | [office@ljhbega.com.au](mailto:office@ljhbega.com.au)

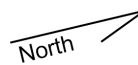


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



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



35-37 Panbula Street Candelo