



486 Tathra Road, Kalaru

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WONDERFUL PROPERTY IN A GREAT LOCATION

Rarely does a property offer so much potential. Located in the highly popular town of Kalaru, you'll find this sprawling corner block of 2,862sqm (approx.), fully fenced and with possibilities of income potential. Located only 5km to Tathra Beach and an easy 13km to Bega, or why not walk to the local cafe and post office, this location ensures everything you need is nearby.

As you make your way through the front gate, the property opens up to a picture of manicured lawns, thoughtfully laid out gardens, established trees, including various citrus trees, and plants creating a space that can be truly enjoyed and loved.

The brick veneer home is in very good condition throughout and offers a buyer a neat, solid build and a simplicity that makes this house a home.

Featuring 2 bedrooms, both with built-in wardrobes, the main offering a generous size and captures a nice amount of natural light in the room. The living and dining area, with fireplace and reverse-cycle air conditioner, provides a nice point of separation from the bedrooms, and with an openness and light filled area, is a great space for

FOR SALE
\$835,000

AGENTS
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AGENCY
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 **LJ Hooker**

relaxing or enjoying time with friends. With direct access to the front veranda plus the undercover rear patio, this is a private and ideal space for the BBQ and outdoor dining.

The small but functional kitchen is incredibly neat, in excellent condition, and overlooks the backyard and connects nicely to the dining and living areas.

As we make our way outside, the potential becomes evident. Fronting Blackfellows Lake Road, there are 4 sheds, with excellent access, that offers incredible space for storage, housing multiple vehicles, workshops or a combination of the lot.

Also on the property are dog/cat boarding pens, part of a long-standing licenced business that has potential to be ongoing, subject to licence transfer.

The open space of the large back yard is a wonderful feature of this property. Plenty of space for pets, playground and potentially a second dwelling (STCA).

To explore this property in more detail, please call Stuart Cook at LJ Hooker on 0418 525 192.

MORE DETAILS

Property ID	NRFFGN
Property Type	House
Land Area	2862 m2

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Measurements are approximate and should be used as a guide only.

