



**Sold**



6 Dummetts Road, Quaama

## PEACEFUL RURAL LIVING ON 24 FERTILE ACRES

Set on approximately 24 acres of fertile land, this private rural property offers the perfect mix of privacy, functionality and opportunity. Ideal for horse enthusiasts or anyone seeking a self-sufficient lifestyle, the land is divided into seven fully fenced paddocks and features horse shelters, stables and a powered tack room. A permanent creek ensures excellent water security, supported by a dam with a pump, water tanks and timber cattle yards - everything you need for a productive rural lifestyle.

The home is welcoming and practical, featuring a spacious open-plan kitchen, living and dining area complete with a woodfire heater, reverse-cycle air conditioning and ceiling fan for year-round comfort. The well-equipped kitchen provides plenty of storage and bench space, while the living area opens to a fully undercover veranda - the perfect spot to relax or entertain while enjoying the tranquil rural outlook.

The good-sized bedroom includes a built-in wardrobe and a large window opening out to the veranda and potential for a picturesque outlook. The generous bathroom, incorporating the laundry, is fully functional and features a double shower.

1 1 2

**FOR SALE**  
\$850,000

**AGENTS**

Stuart Cook  
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**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.



A partially constructed extension offers a versatile opportunity to expand or adapt the home to suit your needs and vision.

A 7m x 7m (approx.) steel-framed double garage with a concrete slab provides excellent car accommodation or space for tools and machinery. Adding to the property's practicality, an existing NBN agreement provides the owner with an annual payment and includes maintenance of most of the driveway. The tower itself is located on a neighbouring property, with access only through this land.

Located just 3km from the friendly village of Quaama, you'll find a primary school, general store and parks nearby, along with a welcoming small-town community. The regional centre of Bega is an easy drive away, offering supermarkets, healthcare, schools and employment opportunities.

For the beach lovers, the famous beachside town of Bermagui is less than 34km away!

6 Dummetts Road, Quaama, delivers a rare chance to secure a private and productive rural lifestyle in a peaceful setting - ready for you to move in and make it your own.

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

## MORE DETAILS

|               |                   |
|---------------|-------------------|
| Property ID   | NYZFGN            |
| Property Type | AcreageSemi-rural |
| Land Area     | 24.12 acre        |

**Stuart Cook 0418 525 192**

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

