



12 Corridgeree Road, Tarraganda

## CHARMING COUNTRY LIVING IN TARRAGANDA!

Located in the highly desirable area of Tarraganda, this charming home goes above and beyond your expectations. Conveniently located just a short drive from Bega township, with the Bega Country Club within walking distance and the breathtaking Tathra Beach a scenic drive away, this property perfectly combines accessibility with a serene lifestyle.

Spanning 2.5 acres of predominantly level land, this home is centrally located and enveloped by beautifully manicured lawns and established trees, creating a tranquil oasis that feels miles away from the hustle and bustle of everyday life.

This spacious family home meets all your needs, while the additional studio offers excellent space for guests or the possibility of generating rental income. The main house boasts a classic bull-nose wraparound veranda that lends itself to a traditional country homestead feel. Once you step inside, you'll be greeted by a bright and airy modern interior that features two generous living areas, three bedrooms-including a main bedroom with an ensuite and built-in wardrobe.

The kitchen stands out with its high-quality finishes and stylish design,

4 3 2

**FOR SALE**  
\$1,195,000

### AGENTS

Stuart Cook  
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### AGENCY

LJ Hooker Bega  
(02) 6492 4300

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Interested parties must rely solely on their own enquiries.

LJ Hooker

flowing effortlessly into the dining area and protected alfresco space. This outdoor dining area enhances both living spaces, providing a secluded spot with lovely views over the yard, perfect for enjoying meals and relaxing, no matter the weather.

The studio adds even more value to this remarkable property, featuring its own entrance and ample space with a beautiful outlook. It includes a bedroom, living area, large loft, and a full bathroom, making it an inviting space that's ready for immediate use!

To promote a sustainable lifestyle and reduce living expenses, the home is equipped with a substantial solar power system, a fully netted orchard, fruit trees, and raised vegetable beds. Town water offers reliable water security, and the well-established chook yard, along with a double carport and composting facilities, truly make this property exceptional.

This is an opportunity you won't want to miss! For further information or to schedule your private inspection, contact Stuart Cook at LJ Hooker on 0418 525 192 today!

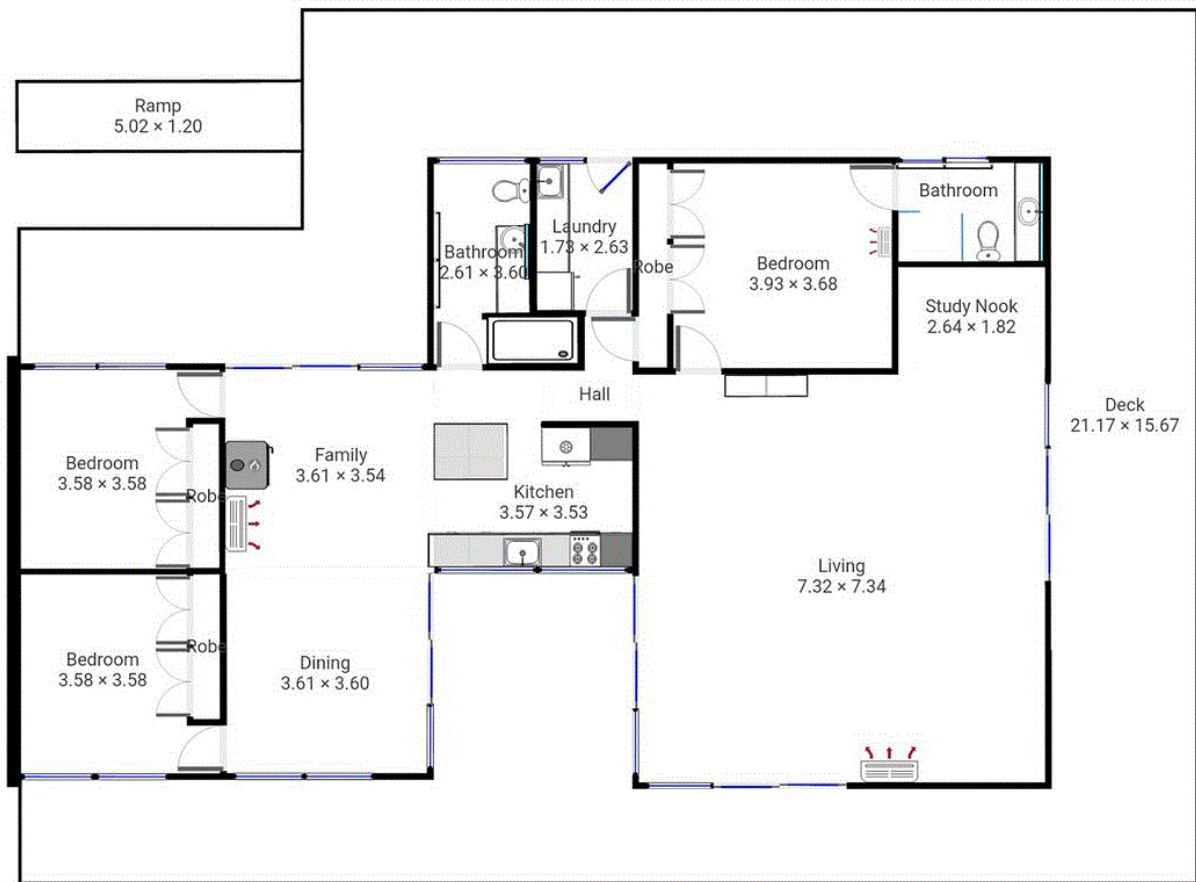
### **MORE DETAILS**

Property ID	NY0FGN
Property Type	AcreageSemi-rural
Land Area	2.5 acre

**Stuart Cook 0418 525 192**  
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