



31 Manam Road, Tarraganda

## RURAL LIVING AT ITS FINEST

Welcome to one of the Bega Valleys most sought-after addresses - a truly stunning rural property that blends lifestyle, space and location in a way few homes can match. Set on 10 fertile acres with sweeping rural views, this is the kind of place people dream of but rarely find.

A bike track leads you straight into town, the golf course is just moments away, and the setting delivers that peaceful, wide-open feel while keeping convenience close by.

Step inside and you're met with an expansive open-plan design, offering four generous bedrooms, three separate living areas, and the kind of flow that makes family living effortless. Wide, shady bull-nosed verandahs wrap the home, providing the perfect place to relax, entertain and soak in the rural surrounds.

Outdoors, the property shines even brighter. Enjoy a 7m x 7m covered BBQ pavilion, an impressive 15m x 7m shed complete with enclosed office, shower and toilet - ideal for projects, storage, or running a home business. The grounds are beautifully established with gardens, vegetable beds, and an array of fruit trees. With highly fertile soils and room for horses or cattle, this is a true lifestyle acreage offering versatility and productivity.

4 3 4

### FOR SALE

\$1,350,000

### AGENTS

Paul Griffin  
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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.

**LJ Hooker**

Properties of this calibre, in this location, are tightly held. 31 Manam Road delivers premium rural living with all the extras - privacy, convenience, and room to live the life you've always imagined.

## MORE DETAILS

|               |                   |
|---------------|-------------------|
| Property ID   | NZUFGN            |
| Property Type | AcreageSemi-rural |
| Land Area     | 10 acre           |

**Paul Griffin 0400 024 300**

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