



Candelo, 684 West Kameruka Road

"HONEYSUCKLE" 400 ACRES

Welcome to 'HONEYSUCKLE', a gently undulating grazing property located at 684 West Kameruka Road, Kameruka in the heart of the Bega Valley. This property offers a unique opportunity for those seeking a rural lifestyle with the conveniences of a central location.

With 400 acres of grazing with wide wet gullies and secure water sources, such as Bemboka River frontage, large dams, and a perpetual spring pumping into a header tank, 'HONEYSUCKLE' ensures ample resources for both livestock and domestic needs.

Catering to the needs of efficient cattle management, the property has a network of large rotational grazing paddocks and a convenient lane way system leading to a central set of steel stock yards. Transporting livestock to nearby sale yards in Bega is a breeze, thanks to excellent accessibility.

But it's not just the land that sets 'HONEYSUCKLE' apart; it's the charming blend of



LAND 400 acre

For Sale
\$2,500,000

Contact
Paul Griffin
0400 024 300
pgriffin@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

heritage and modern comfort. The renovated historic timber farmhouse exudes warmth and character, with an open-plan country-style kitchen and dining area seamlessly flowing into the adjoining lounge room. Three spacious bedrooms, including a master suite with an ensuite and walk-in wardrobe, offer ample space for relaxation and rejuvenation.

Outside, the property has practical amenities, including a 20mx24m farm hay shed and a 12mx18m shed, providing ample storage space for equipment and essentials.

Whether you're drawn to the tranquil beauty of the landscape, the practicality of the infrastructure, or the timeless appeal of the farmhouse, "HONEYSUCKLE" offers a lifestyle waiting to be embraced by its next fortunate owner. Experience the allure of country living at its finest - schedule your inspection today and discover the magic of "HONEYSUCKLE".

AGENTS COMMENTS

'HONEYSUCKLE' is one of the rare larger holdings in the district. Gently undulating with secure water, this property is loaded with upscale potential. A must see if you are looking to expand your grazing enterprise.

- Bega (Regional shopping) - 27kms
- Bega (Sale yards) - 23 kms
- Merimbula (Coastal hotspot, dining etc) - 41 kms
- Canberra - 200 kms

More About this Property

| | |
|---------------|--------------|
| Property ID | N8HFGN |
| Property Type | MixedFarming |
| Land Area | 400 acre |

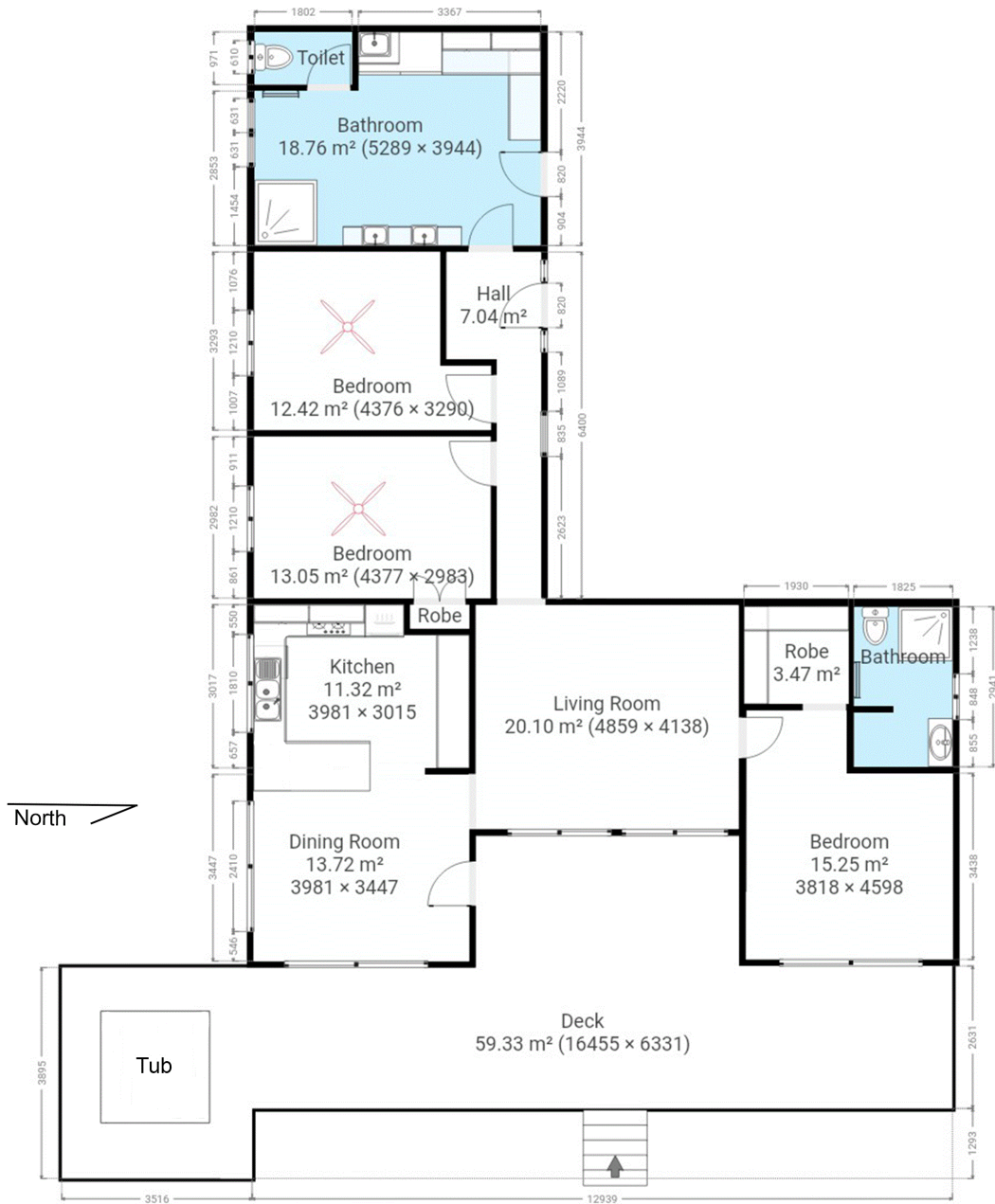
Paul Griffin 0400 024 300
Licensee & Principal | pgriffin@ljhbega.com.au

LJ Hooker Bega (02) 6492 4300
225 Carp Street, BEGA NSW 2550
bega.ljhooker.com.au | 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.

684 WEST KAMERUKA ROAD KAMERUKA