



## 14 Walsh Close, WOLUMLA

### EVERYTHING YOU'VE DREAMT OF

Have you been dreaming of a beautifully maintained home on a manageable acreage close to beaches and a growing regional centre? Wake up and call today, we have exactly what you are looking for!

This home is designed with the modern family in mind. A central kitchen, dining and lounge area is the perfect social gathering point. The master bedroom and office are separate to the other two bedrooms on the upper floor. All the bedrooms are large and the over sized office could easily be used as a 4th bedroom. A large deck opens off the living space and captures the northern sun beautifully. Importantly this main living area has level access from the outside - perfect for aging owners or visitors.

Downstairs is an extensive rumpus room, separate bathroom and potential kitchenette that opens out to a covered BBQ area and flat grassed area - an entertaining Mecca! The double garage with internal access is also located downstairs from the main living quarters.

This property boasts everything you will need on a small acreage - large 3 bay shed (12m x 7.5m), unparalleled water supply with 3 tanks capable of storing over 200,000L of water. The paddocks are well fenced and easily accessible. Perfect for keeping a horse or two; or a couple of cattle as the current owners do.

Located between the regional centre of Bega, with the recently opened Regional

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 17838004

**SALE DETAILS**

**\$749,000**

**CONTACT DETAILS**

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**Rod McDonald**

0410 529 517

Hospital and the pristine beaches of Merimbula you will love the freedom the location provides!

Call today to arrange an inspection.

Other features: Built-In Wardrobes, Garden, Formal Lounge, Terrace/Balcony

- Land Area 2.2 hectares
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Air Conditioning











Upper Level



Lower Level

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Plan is not to scale.  
Measurements are approximate  
and should be used as a guide only.