

**21 Laws Drive, Bega, NSW 2550**

**House For Sale**

Friday, 12 April 2024

21 Laws Drive, Bega, NSW 2550

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rob Flynn

0414618500

**\$750,000**

This home has plenty of character and is bathed in natural light thanks to its great location on the top of a hill across the road from a park and very conveniently located less than two minutes into town. The expansive high timber ceilings in the living areas are complimented by the imposing lodge-style fireplace, with a unique thick timber mantle piece, that is centred between two large exposed timber ceiling beams. That gives this home a distinctive American log cabin feel together with the external timber cladding and beautiful French windows. The recently installed bamboo timber flooring exudes a warm welcoming feeling and the carpets and window furnishings are all in tip-top condition too. The recently renovated kitchen has a good-sized walk-in pantry, a new dishwasher and views to the outside verandah and gardens. Add three good-sized bedrooms, the master with an ensuite, and a centrally located bathroom, also recently renovated, plus a renovated laundry you will have very little to do except move in and enjoy. Outside the timber deck wraps itself around the house and it's all undercover protected by a bull-nosed roof adding to the colonial look and making the most of the private and sunny position. The gardens around the home are in very good shape and have been well cared for. There is an over-height and oversized double carport that can easily accommodate a big caravan or a motorhome as well as a car. There is a huge amount of space under the house adjacent to the carport which was originally a double garage with workshop space and storage room. This area could be left as is or easily be reverted to a double lock-up garage because the roller doors are in good condition and still in place. Low energy bills are guaranteed thanks to 18 young solar panels on the roof plus solar hot water and the current owners inform their energy bills are extremely modest. There are two reverse-cycle air conditioners, with a larger unit upstairs and a smaller one downstairs, plus a fan-forced wood fire heater and a modern gas heater. With all these options at your fingertips year round comfort is assured. Town power water and sewer connected Rates approx. \$3,400 pa LOT 78 DP261767