

**407 Candelo Wolumla Road, Wolumla, NSW 2550**

**DWYER  
PROPERTIES**

**House For Sale**

Wednesday, 20 December 2023

407 Candelo Wolumla Road, Wolumla, NSW 2550

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



David Dwyer

**\$1,150,000 - \$1,200,000**

Set on an expansive 2 hectares of land in Wolumla, this impressive 4-bedroom brick home offers an enviable lifestyle with an array of amenities, a separate studio, and a pool, you will discover a haven of space and versatility. The ground floor welcomes you with a bedroom and a generously sized tiled living area featuring a fireplace, offering a cozy retreat. Access to the front patio and hidden storage under the staircase adds convenience and functionality to this level. Ascending to the first floor reveals the heart of this home, an open-plan kitchen, dining, and living area. The kitchen boasts a stand-alone 6-burner gas stove with an oven, a dishwasher, and a double sink overlooking the yard and fireplace. Seamlessly connected, the spacious living area effortlessly flows into the dining space, both leading to the north-facing balcony stretching across the entire front of the home, offering scenic views over the valley. The main bedroom, bathed in natural light, exudes comfort and serenity, with access to the front balcony for relaxation and contemplation. The main bathroom features a large shower with dual access from the hallway and laundry, enhancing functionality and convenience. Adjacent to the main residence, a separate studio shares a patio with a spacious storage room, overlooking the inviting pool—an ideal retreat for creative endeavors or leisurely relaxation. Additionally, a separate powered garage offers ample storage or workspace. This remarkable property is connected to town water, ensuring convenience and reliability. Located just a short 15km drive to Merimbula, a 19km drive to Bega, and a 16-minute drive to the sands of Merimbula Main Beach, you are never too far from anywhere! Experience the luxury of space, versatility, and serenity in this sprawling estate. Seize the opportunity to embrace the tranquil lifestyle that this Wolumla property has to offer. Arrange your private tour today and immerse yourself in the endless possibilities and beauty of this private oasis.