

50 Springfield Road, Kameruka, NSW 2550

House For Sale

Wednesday, 27 March 2024



50 Springfield Road, Kameruka, NSW 2550

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 4 m2

Type: House



Kim Poso



Amy Molkentin
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\$900,000 - \$930,000

• 4 hectares (approximately 10 acres) of private, cleared land • Well-maintained, three-bedroom country cottage • Picturesque country landscape views Kick off your boots, hang up your hat, breathe in the fresh country air. You'll immediately feel 'at home' at this charming property perched atop four hectares of rolling grazing land. Located at the end of a quiet cul-de-sac that has only six other landholders, there's a feeling of total privacy at this property yet, it offers captivating panoramic views of the rural landscape overlooking Candelo Creek. Every room of the home offers different vantage points to take in the view, and you are perfectly positioned to witness sweeping sunrise and sunset vistas. The property's single-level weatherboard home is very neat and tidy and has a classic, wrap-around verandah that provides multiple spots to take in the surroundings. Inside, there's an open-plan kitchen, living and dining area surrounded by large windows allowing it to be filled with natural light and great ventilation. The custom cabinet-maker built timber kitchen has a dishwasher, gas cooktop/oven and plenty of storage. This central living area features a wood fire and a reverse cycle air conditioner, as well as durable and low-maintenance slate floors throughout. Leading off the hall are three generous-sized bedrooms – two with built-ins. All three bedrooms are carpeted and have large windows allowing natural light and cross-breezes to flow in. There's a full family bathroom with bath and shower, as well as a separate laundry. Outside there's a two-car, Colourbond garage with large workshop/storage bay at one end. There's a Fronius inverter and 22 LG solar panels on the shed roof, meaning electricity bills won't be a concern. Three large rainwater tanks (one off the shed, and two off the house) mean you have complete peace of mind for house water. Live out your rural lifestyle dreams and put your own stamp on the already great foundations of this property by making it as high or low maintenance as you wish. Outside water is supplied by a registered Community Water Licence with pumping rights from the Candelo Creek. A new pump was recently installed and there is plentiful access to garden and livestock water. Large, established trees border the house yard, providing shelter and shade, and there are low maintenance garden beds, vegetable gardens and some fruit trees. There's unlimited scope (and space!) for a deciduous tree lined driveway, fruit orchard, chook pen and a more intricate cottage style garden. And with four hectares to roam, there's more than enough space for kids to play, pets to explore or for a couple of horses or a few head of other livestock. This property is located less than five minutes' drive to the thriving and friendly rural village of Candelo which has everything you need including a popular café, general store, service station, post office and pub. There's also a primary school (the bus stops at the end of the road), pre-school, well-equipped kids' playground, 50m swimming pool and beautiful town park. The regional centre of Bega is less than 20 minutes' drive away, and the spectacular Sapphire Coast beaches at Tathra, Merimbula and Pambula are all less than 30 minutes' drive. This property is ideal for those looking to downsize but still wanting to enjoy the freedom of living rurally, or for a young family looking to buy their first slice of country life. Start picturing wholesome days spent enjoying the fresh air and peaceful surrounds of this special Far South Coast property.