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950 Werombi Road Theresa Park NSW

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Price : \$ 1,350,000

View : <https://www.acreagesales.com.au/2005171>



**Shane Brown**  
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This Arabian horse stud property with large solid brick home has LOADS OF POTENTIAL that awaits your personal touch, with two road frontages situated on approx. 25 private acres, lightly drenched with the sounds of native bird life makes this property the one to get.

This well located home has 4 large bedrooms with built-ins, 1 en-suite, 2 bedrooms have outlook to a huge in-ground pool with its own outside toilet, shower, possible bar area and BBQ area. More features:

- . A self-contained flat with kitchen and bathroom (under main roof)
- . Large games room
- . Main bathroom with spa
- . Large kitchen
- . Formal sunken lounge area
- . Combustion fire place with ducted circulation throughout the house
- . Ducted vacuum
- . Marble flooring in main foyer area
- . Large paved outdoor entertaining area
- . Beautiful established gardens with hedging on the main approach to the house

- . Large bird aviary
- . 2 large sheds #1 (approx. 13m x 13m) #2 (approx. 21m x 8m) which contains living quarters, DA approved. seperately metered water/electricity, air-con, 2 bed, and living area, all facing McKee Road.
- . Huge horse stable with 14 stalls (approx. 27m x 14m)
- . Gazebo which overlooks 2 round horse yards, 1 horse showing arena
- . Olympic size horse dressage arena
- . Comes with huge Silo
- . 4 dams, irrigation from main dam
- . Potential future subdivision (subject to council approval)

Only a short 12 minute drive to Camden with a bus stop out the front of the property which is great for getting the kids off to school. The property is in need of TLC but we believe this is where the BIG opportunity lies, so roll up the sleeves and polish up this gem.

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.