






**22 Mooresfield Lane Ellis Lane NSW**

4  2  2 

**Price** : \$ 1,215,000

**Land Size** : 2.1 Acres

**View** : <https://www.acreagesales.com.au/3253244>



**Edwin Borg**  
**0418236274**

Over 2 Acres Just 5 Minutes from Camden!!!

Secluded rural property set on approx. 2.10 acres (approx. 8498sq.m) with Nepean River frontage.

Immaculate single level residence purposely designed to overlook the manicured park-like grounds that have been divided into an upper and lower paddock. The lower paddock is bordered by the tranquil Nepean River creating your own private picnic ground.

Large front veranda, formal entry, formal living room with slow combustion fireplace and formal dining room. The views are best enjoyed from the sun drenched family room with bay windows adjacent to the spacious timber kitchen.

With 4 bedrooms, walk-in robe and ensuite to the master bedroom and built-in robes to the other 3 bedrooms. Also has ducted air conditioning, internal access to double garage plus a detached single Colorbond garage.

All the hard work is done, just move in, relax and enjoy.

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.