






174 Werombi Road Ellis Lane NSW

7  3  2 

Price : \$ 1,300,000

Land Size : 1 Acres

View : <https://www.acreagesales.com.au/3411647>



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### Dual Occupancy Accommodation on Lovely 1 Acre Block

Opportunity to purchase a single storey brick residence offering dual occupancy accommodation situated on an elevated approx. 1 acre block (approx. 4046sq.m). This property offers loads of potential and would suit many buyers in the market place looking to accommodate 2 families or the astute investor offering a great rental yield. Conveniently located close to local schools, major shopping centres, trendy cafes and pubs in Camden.

#### Other features:

- Large family room with combustion fire place
- Lounge room
- Kitchen overlooking dining area
- 4 bedrooms with built-in wardrobes
- Master bedroom has walk-in wardrobe and en-suite
- Laundry with external access
- Alarm
- Split air-conditioning units
- Undercover entertainment area
- Detached double garage

#### Second home

- 2 bedrooms with built-in wardrobes
- Lounge room
- Kitchen overlooking dining area
- Large games or family room currently used as a master bedroom
- Ceiling fans
- Ducted air-conditioning
- Timber flooring
- Established gardens and own courtyard

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.