






200 Braddocks Road Werombi NSW

3  **1**  **4** 

Land Size : 35 Acres

View : <https://www.acreagesales.com.au/3425008>



Tanya Novek
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Magnificent Lifestyle Property on 35 Mostly Flat Acres

Fabulous lifestyle property situated in one of the best rural locations of Werombi. Boasting peace, privacy and undeniable beauty; this unique land holding of approx. 35 acres (approx. 14.16 ha) is zoned (RU2) with dual occupancy potential (subject to council approval); this property has endless opportunities. Picturesque landscape, well fenced with 3 dams, ideal for grazing, horses, motorbike riding and bush walking; enjoy rural living at its best. Conveniently located being only an approx. 15 minute drive to Camden, close to great schools, major shopping centres, trendy cafes and pubs.

Other features:

- Tastefully renovated quaint cottage with a serene outlook
- 3 bedrooms, 2 with built-in wardrobes
- Open plan kitchen overlooking dining and lounge room area with combustion fireplace
- Dishwasher
- Split system air-conditioning
- Ceiling fans
- Good size laundry
- High ceilings
- Single carport
- Large shed with mezzanine
- Recent pest and building report available

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.