






**5 Crana Road Brownlow Hill NSW**

**3**  **3**  **5** 

**Price** : \$ 1,250,000

**Land Size** : 5602 sqm

**View** : <https://www.acreagesales.com.au/3649590>



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### Country Charm on Approx. 1.38 Acres

Charming three-bedroom brick home in an idyllic setting on approx. 1.38 Acres block (approx. 5602 sq.m) in the picturesque village of Brownlow Hill, with potential to improve!

Set on a lovely corner block with rambling gardens and grounds, this private light-filled home features a large open plan dining and family room with access to the rear yard, study plus a large lounge room with reverse-cycle air conditioning and fireplace. The kitchen enjoys quality appliances, a pantry and breakfast bar and all three bedrooms are well sized, the master with two walk-in robes plus ensuite.

Outside a double garage, with kitchenette and bathroom at the rear of the property, has its own driveway and has granny flat potential, subject to council approval. A separate in-ground pool and clay tennis court are both in need of some TLC but once transformed, will turn this property into a delightful family home you can enjoy for years to come.

Other features include:

- Approx. 5602 sq.m block
- Rates approx. \$566.00 Per Quarter
- Double carport plus parking at rear
- All bedrooms with fans and downlights
- Large main bathroom with corner spa and shower
- Laundry with storage, external access
- Gas bottles
- Minutes to Camden CBD, shops and schools
- Council: Wollondilly

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, prospective purchasers are to rely on their own enquiries.