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**240 Werombi Road Brownlow Hill NSW**

1 1 4

**Price** : \$ 1,130,000

**Land Size** : 2.28 Acres

**View** : <https://www.acreagesales.com.au/3818036>



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**Charlie Cini**  
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Sanctuary on approx. 2.28 Acres, 5 mins to Camden!

Private, approx. 2.28 acre (approx. 9226 Sq.m) sanctuary in the tightly held enclave of Brownlow Hill. Level block, driveway and perimeter of property planted in natives, secret garden space, good truck access and track to small rear creek.

Unconventional home office (approx. 42 sq.m) with modern kitchen and bathroom, wood laminate flooring, split system air conditioning and front sliding door. Adjoining, approx. 42sq.m garage with dual roller doors. Separate approx. 200sq.m house frame with insulated panels and concrete slab flooring, 100sq.m steel frame 4xbay garage with concrete slab flooring, plus approx. 360sq.m 3xbay container shed steel frame structure.

Such a serene spot and such a great opportunity to secure a private parcel of land so close to Camden!

Other Features include:

- Zoning: RU4
- 3 Phase power
- Town Water
- Septic
- Council: Wollondilly
- Minutes to Camden CBD, shops and cafes
- Close to Camden High School, Camden Public School, St Pauls Primary School

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.