






**231 Nectarbrook Drive Orangeville NSW**

4  2  8 

**Price** : \$ 1,600,000

**Land Size** : 3.75 Acres

**View** : <https://www.acreagesales.com.au/4028988>



**Edwin Borg**  
**0418236274**

Stunning Home on approx. 3.75 Acres (approx. 1.52 Ha)

Offering a luxurious rural lifestyle just minutes to Camden's restaurants, cafes and boutique shops, sits this picturesque gently rolling acreage featuring an elegant, modern family home with nothing to do but move in and enjoy.

Boasting an impressive master bedroom with ensuite and walk in robe plus 3 double sized bedrooms with built-in robes to all, formal lounge and dining adjoins a custom built timber wet bar, spacious rumpus room with combustion fireplace for those winter nights, casual living/dining off well-appointed kitchen includes stone benchtops, stainless steel dishwasher, gas cooktop, wall mounted oven and walk-in pantry, leading seamlessly to the generous outdoor undercover entertaining area overlooking a tranquil backyard.

Double lock-up garage with remote and internal access, a detached approx. 11.8m x 15.2m Colorbond shed with high clearance roller doors and separate driveway access; ideal for boats and trucks plus workshop/storage area.

Features:

- Ducted air conditioning, high ceilings
- Concrete driveway and pathways, established gardens
- Hardwood and tiled floors throughout living and dining areas
- Approx. 110,000 L in ground water tank
- Council rates approx. \$566 per quarter, Community fees approx. \$334 per quarter
- Approx. 5-10 minutes to Cobbitty Village and great schools
- Approx. 15-20 minutes to Narellan Town Centre

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.