



**745 Werombi Road Theresa Park NSW**

3 2 6

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

**Land Size** : 16.6 Acres

**View** : <https://www.acreagesales.com.au/4702807>



**Edwin Borg**  
**0418236274**

Substantial approx. 16.60 acres (approx. 6.72 ha) on the outskirts of Camden in highly prized Theresa Park - owners must sell, so book your early inspection!

Boasting a commanding corner position with dam and bore facilities, this "priced-to-sell" property is improved by a solid double brick three bedroom home, detached four car shedding, multiple paddocks, horse stable facilities and more!

The family home features a neat and tidy kitchen with electric appliances, carpeted lounge and combined family/dining room with slow combustion fireplace, plus French door access to a wide verandah. Two bathrooms service the three carpeted bedrooms and there are built-ins to all bedrooms.

Bonus stable block (12 stables) plus round yard facilities, large dam and bore facilities with pumping house on mostly cleared and level acreage.

An ideal foundation for what could be a truly magnificent horse property close to Camden's booming café and bar precinct, Narellan Town Centre and the soon to be built Badgerys Creek Airport!

Other features include:

- Double garage, auto doors
- Workshop
- Stablehand quarters
- Split system air conditioning
- Ceiling fans throughout
- Downlights
- Under house storage
- Irrigation to paddocks
- Approx. 6 km to Cobbitty Village
- Approx. 13 km to Camden CBD

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.