



**225 Westbrook Road Cawdor NSW**

4  2  10 

**Land Size** : 5 Acres

**View** : <https://www.acreagesales.com.au/4790810>



**Edwin Borg**  
**0247748222**

Top corner acreage block with dual street access in sought-after Cawdor, offering lifestyle and business opportunities for astute purchasers!

Enjoying a peaceful rural outlook yet just minutes from Camden's bustling CBD, this cleared approx. five acres (approx. 2.02 ha) has plenty to offer - a solid four bedroom family home with enormous undercover entertainment area, inground pool, dual access from Biffins Road and Westbrook Road, plus ample shedding for truckies/tradies who wish to run a business from home (subject to council approval).

The approx. 16 m x 20 m shed with high roller doors (x3) and 3-phase power is accessed via Biffins Road and has wide side access for vehicles to park at the rear of the property.

The main home has been tastefully renovated and features four bedrooms with built-ins, the main with ensuite. There is also a formal living and a combined family/dining room with slow combustion fireplace and sliding door access to the undercover entertaining. Both the laundry and kitchen have been renovated, with the kitchen enjoying modern appliances, corner breakfast bar and pantry.

Other features include:

- Single garage, internal access
- Laundry, external access
- Ducted air conditioning
- Security screens
- Immaculate main bathroom
- Third bathroom off entertaining area
- Dam
- Approx. 110,000 L water tank
- Approx. 6.5 km to Camden

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.