






Uniting people with property... since 1986



**7 Bligh Avenue Camden South NSW**

**3**  **1**  **3** 

**Price** : \$ 850,000

**Land Size** : 556.4 sqm

**View** : <https://www.acreagesales.com.au/7275545>



**Edwin Borg**  
**0418236274**

#### Calling All First Home Buyers, Investors and Hairdressers

You'll instantly feel at home from the moment you arrive at this idyllic, Camden South home. You'll be pleasantly greeted by the manicured hedges and rose bushes, sunny veranda and homely feel of this 3-bedroom plus salon residence.

The home features three carpeted bedrooms, one with a built-in wardrobe; and new timber flooring throughout the rest of the home. With a main bathroom, plus second toilet, external laundry with ample bench and storage space plus an undercover entertaining area; this home is the perfect place to raise a small family.

Outdoors, there's great, covered side access which leads to the separate studio space, currently utilised and approved as a hair salon, but could be changed to a home office or other use (STCA). There's also a covered BBQ area, a mancave/teenage retreat and small shed at the rear of the property.

Other features:

- Approx. 556.4 sq. m
- Great light-filled and functional kitchen
- Ducted air conditioning throughout the home
- Split system air conditioning and gas hot water to the salon
- New roof and awnings on the home
- Ideal location close to Camden (approx. 2.7 km to Camden CBD)
- Low maintenance garden
- Short distance to local schools and sporting fields
- Council: Camden

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* 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.



## 7 Bligh Avenue, Camden South

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.