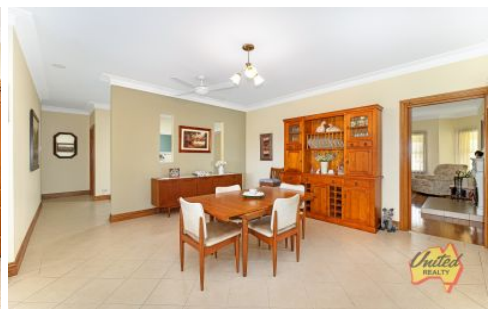




Uniting people with property... since 1986



**140 Wire Lane Cawdor NSW**

4 🏠 2 🏡 18 🚗

**Land Size** : 35 Acres

**View** : <https://www.acreagesales.com.au/7949936>



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Pristine Acres | Bazdaric Home | Close to Camden

United Realty are proud to present this delightful acreage property offering a unique blend of modern living with country charm.

140 Wire Lane, Cawdor offers approx. 35 acres of pristine land with a four-bedroom Bazdaric brick home with a modern, yet charming and character-filled feel. There are multiple, large sheds with 3-phase power and mezzanine storage as well!

The home offers accommodation via four large bedrooms; the master bedroom includes an ensuite and walk-in robe, while all other bedrooms have built-in robes. The solid timber kitchen is complete with a spacious walk-in pantry, electric cooktop, stone bench tops and a breakfast bar. The living room features a stunning, ornate fireplace which adds beautiful warmth and character to the home. The fully enclosed sun-room offers the ability to relax and unwind while soaking in the sun's rays. This wonderful home includes ornate cornices, feature ceiling roses and high, 9 ft ceilings throughout.

All of your storage needs are met with the huge approx. 30 m x 13 m shed with 3-phase power, mezzanine storage and electric roller doors, this space can cater for all your farming equipment, vehicles, mowers, etc. There is an additional open shed for machinery and the like.

This fantastic rural haven is located just minutes to Camden CBD, Camden High School, with easy access to Picton and proudly positioned within a beautiful acreage suburb surrounded by other rural properties and prestige homes. Purchasing this property provides a great long term investment opportunity with future potential for rezoning.

Other features:

- Town water
- Ceiling fans throughout
- Timber flooring, tiles and carpet throughout
- Dam
- Dog enclosure
- Council: Camden
- Toilet in shed
- Brick front entry with electric sliding gate
- Main bathroom with his/hers sink and separate toilet
- Walk-in linen storage
- Large laundry with great storage
- Sunroom includes large windows and fly screens
- House alarm
- Double garage
- Additional, separate entertaining gazebo overlooking the lawn
- Approx. 4.3 km to Camden CBD
- Approx. 14.16 ha

\* 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.





## 140 Wire Lane, Cawdor

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.