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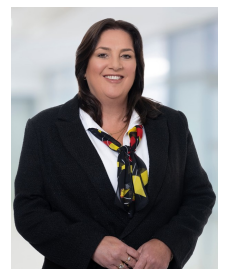
75 Exley Road Wedderburn NSW

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Price : \$ 3,000,000  
Land Size : 10 Acres  
View : <https://www.acreagesales.com.au/8046082>



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**Rare Offering: Three Homes on 4.05 Hectares\***

Discover a unique opportunity with this rare offering of three homes set on 4.05 exceptional hectares\* (10 acres\*) of cleared land. Nestled in a serene rural setting, this property features established gardens, an extensive concrete driveway, and an ample water supply with 500,000 L\* across multiple water tanks. Enjoy the tranquillity of this hidden gem, conveniently close to Campbelltown's shopping centres, schools, restaurants, and medical facilities. This property could suit an investor, multiple family scenario or live in one home and enjoy passive income from the other two.

Home One is a solid and spacious Federation style residence with solar panels, boasting 5 bedrooms with ensuite and walk-in robe to the master. The large timber kitchen features a walk-in pantry, dishwasher, and breakfast bench, and open plan casual dining area that flows into the living room with combustion fireplace. Adjoining the other side of the kitchen is a formal dining room, and adjacent is the formal lounge / family room with open fireplace and slate flooring. To complete this family home there is a large main bathroom, additional powder room, large laundry, triple lock-up garage with drive-through access, huge undercover outdoor entertaining area and in-ground swimming pool.

Home Two boasts 3 bedrooms with built-in robes, plus ensuite to the main bedroom, a main bathroom with separate powder room, and good-size laundry. The kitchen includes an electric cook-top and breakfast bench with open plan casual dining zone, leading to an outdoor patio with additional bathroom. The large lounge room boasts a combustion fireplace and ceiling fan.

Home Three is the original 3-bedroom cottage offering ample opportunity for renovations. This dwelling includes a kitchen, dining space, living room with combustion fireplace, bathroom and laundry.

**Other features:**

- Shedding.
- Dam and stable.
- Vegetable garden.
- The Georges River and Dharawal National Park are popular nearby destinations.

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



## 75 Exley Road, Wedderburn

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.