

## FAMILY HOME IN A COUNTRY SETTING on 645m2

We are proud to present this very special offering to the market. If you are a family looking for a rural lifestyle or an investor looking for a property in a great area then you've found it. There is something here for everyone!

This comfortable home is literally filled with character and charm and comprises of three formal living areas, spacious bedrooms, possible fourth bed or study, polished timber floorboards just oozing with character and charm, spacious sunroom leading out to your own private alfresco on raised deck.

There is a large garage to the rear. Under the house is a reflection of yesteryear, as this old Miner's Cottage still has a fully functional workshop and storage room, so plenty of activity nooks.

- Four large bedrooms, possible study, renovated main bathroom
- Original country kitchen, gas cooking and heating
- Open plan living, formal lounge, bright and airy sun-room leading to timber deck with alfresco entertaining
- Original, polished floorboards, slate tile throughout, r/c ducted air
- Workshop under the house, full side access, huge garage
- Spacious rear gardens, peaceful rural outlook

The aspect is stunning. Backing onto rural property with nothing but green fields and trees this is one of those rare opportunities to secure your own secluded, private outlook, but close to every amenity you could want, including bike track

Also with off-road parking, ample enough for a few more cars, boat, caravan, trailers, etc., we don't expect this one to last long on the market; early enquiry recommended!

Location is everything. Camden has fast become one of the premium locations in the district. Loved for the relaxed, friendly, community based atmosphere, rural lifestyle, great shopping centres and easy access to Macarthur, the Illawarra and the M5 motorway these are some of the major drawcards for the area.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.