

# 1 Bowman Avenue, Camden South, NSW 2570

STONE

## Sold House

Sunday, 15 October 2023

1 Bowman Avenue, Camden South, NSW 2570

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 904 m<sup>2</sup>

Type: House



Chris Philp

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**\$1,312,500**

We are excited to present this very special property in one of Camden's most desirable locations. Set across from Camden Bike Track the property is perfectly suited to those seeking in law accommodation, extra income or dual family living. Surrounded by great neighbours the main house has charm and character along with a huge outdoor entertaining space and pool ensuring the party is always at your place! It also features a newly constructed (council approved) studio which is perfect for a home office or teenage retreat games room. The Granny Flat has its own street frontage and feels more like a second home than a flat. It has a neat and tidy yard, roomy kitchen and features two bedrooms. We know how hard it is to find accommodation like this let alone in a very tightly held location, so please attend our showing as this one won't last long at all. Features include:> Ducted heating and cooling> Inground pool with auto cleaning> Renovated bathroom> Commercial grade heaters to outdoor area> Newly constructed and council approved Granny Flat (\$480pw rental estimate)> Separate studio or home office> Opposite Camden bike track and close to schools, Camden Valley Inn and Argyle Street. Auction - If not sold prior NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.