

13 Nooramunga Avenue, Cambewarra Village, NSW



2540

House For Sale

Tuesday, 21 November 2023

13 Nooramunga Avenue, Cambewarra Village, NSW 2540

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1300 m2

Type: House



Glenn Brandon
0438207846



Crystal Brandon
0424034164

\$1,150,000

Welcome Home to 13 Nooramunga Avenue, Cambewarra Village. We are honoured to be presenting this neat-as-a-pin, classic Cambewarra Village home, to the market, for the first time since its construction in 1971. This unique country cottage, a creation of the current owner's family, was designed with utmost care to ensure each room boasts captivating views, either of Cambewarra Mountain at the front or the scenic Cambewarra Range Nature Reserve at the rear. Situated on a 1300 sqm level block, this vintage classic exudes authentic character with its high ceilings, exposed beams, and distinctive exposed brick feature walls. The original wood fireplace graces the living room, while a central built-in bar, adorned with an exquisite original French embossed glass window, bathes the entire home in natural light from front to rear. The well-appointed u-shaped kitchen not only provides panoramic views of Cambewarra Mountain but also seamlessly connects to the living/dining area, featuring a rustic fireplace and offering breathtaking panoramic rural views at the rear. The sleeping quarters comprise three spacious bedrooms, each equipped with built-in robes, accompanied by a generously sized family bathroom. Step outside, and you'll be greeted by the tranquillity of well-maintained, low-maintenance gardens and an expansive rural backdrop showcasing nothing but farmland and mountains stretching as far as the eye can see. Conveniently located just 250m from Cambewarra Public School and the local village shop, and a mere 4km from the Woolworths Shopping Centre, this residence places you 16km from the enchanting Kangaroo Valley. Embrace the village lifestyle, mere minutes away from all local conveniences. Welcome home to 13 Nooramunga Avenue, where timeless elegance meets rural serenity. Property particulars are noted below, - Three generously sized bedrooms, all with built-in robes. - Family sized bathroom with separate toilet. - U-shaped kitchen with electric cooktop. - Separate dining and living rooms. - Living room with sliding glass doors to the rear entertaining terrace. - Central bar area that connects the living area with the oversized entertaining terrace. - Outdoor entertaining terraces run the length of the home, front and rear. - Separate single lock-up garage with workshop area and power. - 1366 sqm mostly level block with farmland to the rear. - RC/AC to the main living area. - 10km to the Nowra CBD, 19 km to Berry and 4km to the new Bomaderry shopping centre. For more information, or to arrange your inspection, contact Glenn Brandon or Crystal Brandon at Ray White South Coast today.