

40 Nooramunga Avenue, Cambewarra Village, NSW



2540

**Sold House**

Wednesday, 22 November 2023

40 Nooramunga Avenue, Cambewarra Village, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1126 m2**

**Type: House**



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## Contact agent

Welcome Home to 40 Nooramunga Avenue, Cambewarra Village. Experience village living at its finest. Presenting in like-new, pristine condition, with the Howell Faulks reserve to the rear, and uninterrupted views of Cambewarra Mountain from your balcony, this home effortlessly surpasses all expectations. The home's flexible layout provides 4 generously sized bedrooms, all with built-in robes, multiple indoor and outdoor living areas, and an oversized feature kitchen that flawlessly presents itself as the heart of the home. With green leafy outlooks from every window of the home, you'll experience the ambiance of living amongst the trees, whilst still enjoying the village atmosphere, and conveniences, Cambewarra has on offer.

- 4 Generously sized bedrooms, all with built-in robes.
- Main bedroom with ensuite and walk-in robe.
- Open plan kitchen, living and dining area.
- Separate formal lounge and dining area to front of home.
- Open plan kitchen with island bench and casual dining option for 2 guests.
- Undercover decked outdoor entertaining area with seamless indoor / outdoor flow to both living areas.
- Outdoor entertaining area captures uninterrupted views of Cambewarra Mountain and overlooks 'Howell Faulks Park'.
- Expertly landscaped low maintenance gardens with multiple outdoor sitting areas including a designated fire pit.
- Established elevated veggie patches, garden shed and potting shed.
- Ample side access to the backyard, and your own private access to the reserve at the rear.
- Double lock up garage with electric garage doors and internal access.
- Ducted air conditioning and plantation shutters throughout.
- Solar panels.
- 16 km to Kangaroo Valley, 18 km to Berry, 10km to the Nowra CBD and 21km to Shoalhaven Heads beach.
- 600m to the Cambewarra Public School and Cambewarra General Store.

• Rental appraisal \$610-\$680 / week. For more information or to arrange an inspection, get in touch today.

Locals Love: The welcoming community atmosphere in Cambewarra Village. Quiet tree lined streets and scenic views of Cambewarra Mountain and the South Coast ranges. The Cambewarra General Store, Community Hall and tennis courts. The ease of access to Kangaroo Valley, Berry, and the new Woolworths Shopping Complex in Bomaderry.