

**55 Tannery Road, Cambewarra Village, NSW 2540**



**Sold House**

Friday, 25 August 2023

55 Tannery Road, Cambewarra Village, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Crystal Brandon

0424034164

**\$1,050,000**

Welcome Home to 55 Tannery Road, Cambewarra Village. Nestled within the highly sought-after Cambewarra Village, this exquisite 4-bedroom home epitomises elegance while delivering the utmost in privacy and seamless family living. Bathed in an abundance of natural light and generously proportioned, the open-plan kitchen seamlessly integrates with the casual living area, forming the vibrant heart of this welcoming home. Oversized windows offer picturesque views of the meticulously landscaped backyard, with the Cambewarra Mountain Range in the distance. Crafted for ultimate relaxation and entertainment, this home boasts four generously sized bedrooms, the main bedroom with ensuite, walk-in robe and its own terrace balcony, and multiple indoor and outdoor living spaces spread across two levels. With its spacious design and an overall ambiance of brightness and airiness, this home provides a comfortable haven for families and their cherished friends, creating an idyllic setting for living, entertaining, and unwinding. Property particulars are noted below.

- 4 Generously sized bedrooms with built-in robes, 2 bedrooms with own balcony/alfresco area.
- Main bedroom with walk-in robe, ensuite and own balcony.
- Children's play area or teenage lounge room on the 2nd level.
- Open plan kitchen, casual living and dining area with seamless indoor / outdoor flow.
- Oversized u-shaped kitchen with 40mm bench tops, walk-in pantry, induction cooktop, and casual dining option for up to 4 guests.
- Kitchen overlooking the beautifully landscaped backyard and outdoor entertaining area.
- Informal sunken lounge room, and oversized, easily hidden work from home study space.
- Separate formal dining and lounge area with bay window.
- Double lock-up garage with internal access.
- Expertly landscaped garden surrounds featuring a 'secret garden' reading nook in the front yard, a hidden veggie patch and chicken run in the backyard, and an oversized outdoor dining terrace.
- Ample side access for storage of the camper van or trailer.
- A 700m walk across the Howell Faulks Park to Cambewarra Public School and Cambewarra General Store.
- 4km to the new Bomaderry Woolworths, 16km to Kangaroo Valley, 18km to Berry, 10km to the Nowra CBD and 21km to Shoalhaven Heads beach.

For more information, or to arrange your private inspection contact Glenn Brandon or Crystal Brandon today.