



## Cambewarra Village, 11 Tannery Road

Large home, Large block with subdivision potential.

11 Tannery is a beautifully presented home on a large private block. It has the potential of subdivision (STCA). The home has 5 bedrooms, 2 bathrooms and 2 living areas. The layout is perfect for the large family with a formal lounge at the front of the home with a reverse cycle air-conditioner.

With 3 bedrooms and the main bathroom in one wing and a further 2 bedrooms and a shared bathroom/laundry in another wing on the home. Both bathrooms are new with the main bathroom having a large bath/shower and vanity. There is a separate toilet.

The kitchen is the centre of the home with good cupboard space, electric cooking and a dishwasher. The walk-in pantry will fit all extras needed. The dining area is off the kitchen and a study area off to the other side of the kitchen, this leads through to the huge rumpus/family room. The rumpus room looks into the garden and backyard. The covered outdoor entertaining area is perfect for family gatherings, the yard is huge and has excellent side access, which makes it perfect to build a second home or granny flat and still have room for more. Two good sized sheds and an open area for storage, Single

5 

2 

1 

**For Sale**

\$1,275,000 - \$1,375,000

**View**

Sat 24th May @ 12:30PM - 1:00PM

**Contact**

**Linda Edwards**

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garage with internal access.

A large 1509m<sup>2</sup> block, new paint and carpet, walking distance to Cambewarra Public School and General Store. 16km to Berry and 8km to Nowra.

Call Linda Edwards on 0403 437 266 to book an inspection!

## More About this Property

<b>Property ID</b>	67NHSD
<b>Property Type</b>	House
<b>Land Area</b>	1509 m2
<b>Including</b>	Toilets (2)

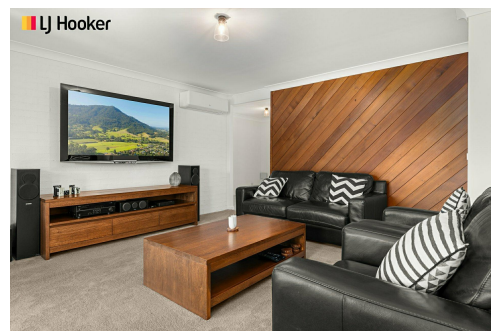
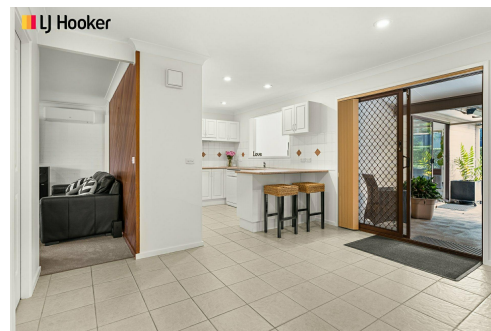
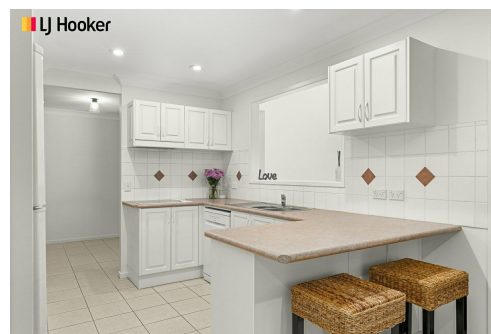
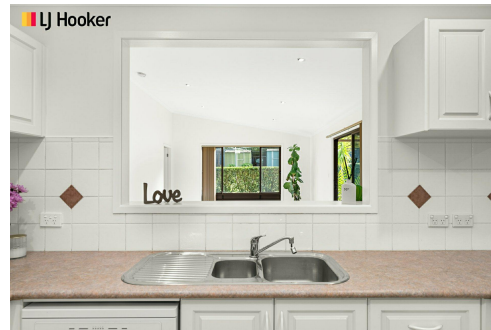
**Linda Edwards 0403 437 266**

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**LJ Hooker Nowra**  
**(02) 4421 2957**



### Approximate Areas

Internal: 138.05m<sup>2</sup>

External: 76.5m<sup>2</sup>

Shed: 72m<sup>2</sup>

Total Area: 286.55m<sup>2</sup>

All attempts have been made to ensure the accuracy of this floor plan.  
All measurements of doors, windows, opening direction, room measurements are approximate  
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.



**11 Tannery Road, Cambewarra Village**