



## Werombi, 350 Rapleys Loop Road

Proudly Sold by LJ Hooker Camden & Bringelly

LJ Hooker Camden and Bringelly proudly present an exceptional opportunity to acquire a stunning 10-acre parcel in Werombi, boasting breathtaking views of the picturesque rural landscape. This property, complete with a house and a spacious shed, will pique a high level of interest.

Perched atop the land is a single-story, 3-bedroom brick residence, thoughtfully designed by an architect around 1980. It features lofty ceilings, expansive windows that flood the interiors with natural light, multiple living areas, and a study that could efficiently serve as a potential fourth bedroom. The home also offers three well-appointed bathrooms, including an ensuite and an additional one by the laundry, ideal for those working on the property. The kitchen is generously proportioned and functional, taking full advantage of the surrounding natural light.

A newly erected shed, completed in December of last year, measures approximately 16m x



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/HN4HUD](http://ljhooker.com.au/HN4HUD)

**Contact**  
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**LJ Hooker Camden | Bringelly**  
**(02) 4655 2111**

13m (208sqm), with additional covered bays on both sides, each measuring 16m x 3m (48sqm). The concrete floor, approximately 125mm thick, currently houses two custom horse stalls and two spacious storage rooms. With a generous clearance of 4.6m and drive-through access, this shed is a valuable asset to the property.

The majority of the land is gently sloping, making it highly usable. It's fully fenced, opening up a wide range of possibilities to cater to the needs of potential buyers. Situated approximately 17km from Camden CBD and 19km from Oran Park CBD and Narellan Town Centre, this location offers a multitude of shopping and lifestyle opportunities.

#### Key features:

- \* 10 Acres\* (4.047 Ha) of land
- \* 120-meter\* frontage
- \* A 3-bedroom brick home
- \* A study that can serve as a 4th bedroom
- \* Multiple living areas
- \* A spacious kitchen with ample storage
- \* 3 bathrooms, including an ensuite
- \* Brick Fireplace
- \* Slow Combustion Fire Place
- \* 8-zone ducted air conditioning
- \* 3 Phase Power to house
- \* 140,000litres water storage\*
- \* Sizeable 16m x 13m shed
- \* Covered 16m x 3m awnings on both sides of the shed
- \* 2 internal storage rooms
- \* Drive-through roller door access with a 4.6-meter\* clearance
- \* Fully fenced property
- \* Two separate driveways for convenient access
- \* Large 2-car attached garage
- \* Attached carport
- \* Paddock Shelters x 2

This property is scheduled for auction on-site on Saturday, November 18th, at 11:30 am. Genuine offers will be considered, and the owner reserves the right to sell before the auction.

(\*) Approximate

All distances and sizes provided are approximate.

I'd like to let you know that while we have made every effort to provide accurate information and photos, we encourage all interested parties to conduct their own inquiries and not solely rely on the information presented here or discussions with agents or their representatives.



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## More About this Property

Property ID	HN4HUD
Property Type	House
Land Area	10 acre

### Gary Tomlins 0412 394 654

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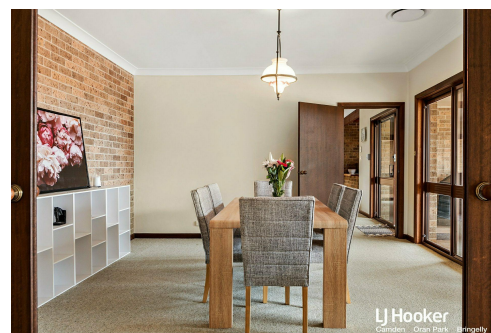
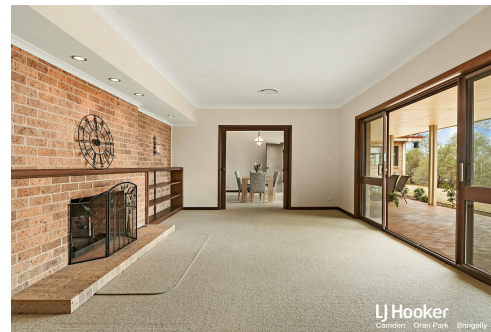
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

350 Rapleys Loop Road, Werombi

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