

**9 Cunningham Place, Camden South, NSW 2570**

**House For Sale**

Tuesday, 14 January 2025

9 Cunningham Place, Camden South, NSW 2570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



James White  
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**\$980,000 - \$1,050,000**

Step into this beautifully presented home, where polished timber flooring and ducted reverse-cycle air conditioning provide a seamless blend of comfort and style. Upon entry, the living room is conveniently positioned to the left which seamlessly flows into the dining area and adjoining kitchen. The heart of the home is the U-shaped kitchen, equipped with stainless steel oven, dishwasher and rangehood, an electric cooktop, a built-in pantry and an abundance of storage. This home features three well-sized bedrooms, each with built-in wardrobes, downlights with ceiling fans. The main bathroom is tiled to the ceiling and offers a built-in bath, frameless shower, freestanding vanity, and toilet, complemented by a separate powder room with an additional vanity. Outside, the alfresco area impresses with mod wood decking, LED downlights, and a ceiling fan – perfect for year-round entertaining. The large shed offers a mezzanine, separate meter box, and a utility/bedroom space with its own bathroom, featuring a frameless shower, toilet, and vanity. The backyard is bordered by a retaining wall lined with bamboo for added privacy. A sandstone retaining wall graces the front yard leading to a charming front deck at the entrance. Additional features include plantation shutters, ducted air conditioning, external laundry off the deck, side access via a single carport and 30 solar panels (5.5kW) on the house and shed. With a fully rendered exterior, and thoughtful finishes throughout, this home is designed for modern living with comfort and privacy in mind. Don't miss your chance to own this beautifully presented property, contact James White on 0406 066 018 or Michael Alexander on 0413 661 144.\*\* We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.