



STONE  
Self Contained  
Granny Flat

Main House



13 & 13a Dawson Avenue Camden South, NSW

5 3 1

### Exceptional dual-occupancy opportunity

Positioned in a quiet and well-established pocket of Camden South, this exceptional dual-occupancy opportunity presents the perfect combination of flexibility, comfort, and lifestyle appeal on a generous 754m<sup>2</sup> parcel of land. Comprising a beautifully maintained three-bedroom family home alongside a fully self-contained two-bedroom granny flat, the property is ideally suited to large or extended families, savvy investors, or those seeking additional rental income. Showcasing spacious interiors, multiple living zones, and excellent outdoor entertaining, this versatile residence offers endless possibilities in a highly convenient location.

**Inspect:** Saturday, 16th May 2026 12:00 - 12:30

**Price:** \$1,320,000 - \$1,400,000



**Anthony Grima**  
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**STONE**



## 13 & 13A Dawson Ave, Camden South NSW 2570



The floor plan is not to scale, measurements are in metres. Exterior elements are not in position.  
Plans should not be relied on. Interested parties should make and rely on their own enquiries.  
All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.