

# 1/9 Investigator Way, Laurieton, NSW 2443



## Villa For Sale

Saturday, 25 November 2023

1/9 Investigator Way, Laurieton, NSW 2443

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Stewart OBrien  
0409707441

**\$829,000**

Discover the epitome of easy living in this modern Torrens Title villa nestled in the sought-after Camden Grove Estate. Located in a peaceful cul-de-sac, this home boasts a generous open plan design, abundant natural light, and a host of desirable features that make it the perfect place for those seeking both comfort and style. With no strata fees and a prime location, this is a truly unique opportunity.- Spacious open plan living areas adorned with timber look flooring and equipped with air conditioning for year-round comfort- Chef's kitchen featuring gloss cabinetry with soft-close drawers, 20mm stone benchtops and a large corner pantry- Private main bedroom with a stylish ensuite and a serene private outlook- Two additional bedrooms, both with built-in robes, and the second bedroom offering ensuite access to the main bathroom- Modern bathroom design with a walk-in shower, wall-hung vanity and floor-to-ceiling tiling- Inviting private front alfresco area surrounded by established gardens and privacy screens- Expansive outdoor entertaining area that can double as additional parking for a vehicle or boat and is easily accessed through the double gates at the front – a unique feature for a villa- Oversize single garage with internal access to the home and additional storage space- Additional features include three air conditioners, ceiling fans throughout, 6.4kW of solar electricity and a 4000-litre water tank- Only 1.2km to Laurieton's CBD with a variety of shops and cafes for your convenience- 1km to Henry Kendall Reserve, offering great fishing spots and an off-leash dog park- Easy 6km drive to the picturesque North Haven Beach and a short 30-minute drive to the regional hub of Port MacquarieIndulge in the spaciousness and unique features of this Torrens title villa by arranging an inspection today. Don't miss your chance to experience the comfort, style, and convenience this home has to offer. Property Details Council Rates - \$2,500 pa approx. Land Size - 363.7m<sup>2</sup> Rental Potential - \$550 - \$575 per week DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.