

1 Cambridge Circle, Ourimbah, NSW 2258

EMPIRE

House For Sale

Thursday, 13 June 2024

1 Cambridge Circle, Ourimbah, NSW 2258

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 746 m2

Type: House



Josh Svenson

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For Sale - Contact Agent

Located on Cambridge Circle, this charming single-level home offers incredible potential. The spacious living area, high ceilings and large sunroom provide ample space for family life, while the flat, fully fenced yard is perfect for outdoor activities. One of the standout features of this property is its development potential. Situated on a generous 746m² corner block with two street access points, there is ample room to add a Granny Flat or studio. This could provide an excellent rental income or additional space for extended family members. Features Include:- 3 bedrooms plus study - Spacious family room with adjoining study or potential 4th bedroom- Spacious kitchen and dining room- Large sunroom with glass sliding doors opening onto a flat, fenced backyard- Main bathroom with separate toilet- Internal laundry- Covered parking for two cars- Garden Shed- Split system air conditioner and gas heating point Boasting a remarkably convenient location. The property is close to the University of Newcastle's Ourimbah campus, as well as a short walk to Ourimbah Public School. For nature enthusiasts, the Ourimbah State Forest offers fantastic opportunities for bushwalking and mountain biking. Transport links are excellent, with easy access to the M1 Motorway and Ourimbah train station, making commutes to Sydney and Newcastle straightforward. This property is priced to sell quickly, offering an excellent opportunity to secure a home in a sought-after location with tremendous potential for value addition. Don't miss out on this unique opportunity—contact Josh Svenson on 0431 715 509 for more information today.