

1 Cambridge Drive, Rankin Park, NSW 2287

LANE CAMPOS

House For Sale

Tuesday, 13 February 2024

1 Cambridge Drive, Rankin Park, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 822 m2

Type: House



Dave Lane

0249676770

Guide: \$725,000

Discover the epitome of modern living in this beautifully updated and tranquil residence. Immerse yourself in an experience where every detail, from the distinctive timber accents to the bespoke custom cabinetry, tells a story of refined style. The residence seamlessly blends indoor and outdoor living, thanks to the thoughtfully designed alfresco and deck area. Complete with built-in barbeque, benches and expansive bi-fold doors, this is the perfect entertainer. Boasting impeccable functionality, the tranquil interiors, bathed in natural light, create a serene atmosphere. Surrounded by green vistas and bird song, the home offers a secluded escape reminiscent of a boutique retreat. For those with future dreams, the large block also offers subdivision possibilities. What a find!

Highlights:

- Approx. 822m² block
- Three bedrooms - including robes and ceiling fans
- Ducted air conditioning
- Open plan living and dining
- Expansive deck and entertaining alfresco - includes built-in barbeque and bar fridge
- Alfresco and deck area overlooks landscaped gardens and offers bush views
- Renovated kitchen with quality appliances
- Polished timber floorboards and down lights throughout
- Slow combustion wood heater in living area
- Family bathroom with bathtub and separate W.C.
- Plenty of under home storage
- Separate laundry located on the lower level
- Double garage with remote door to one side and loads of storage

Here and there:

- School catchment - Wallsend South Public School - 15min walk (1.2km), Lambton High School - 10min drive (5.1km)
- Elbrook Drive Reserve Playground - 5min walk (800m)
- John Hunter Hospital - 4min drive (2.2km)
- Blackbutt Nature Reserve - 7min drive (4.4km)
- Elermore Vale shopping centre & Hotel Elermore - 21min walk (1.6km)
- Westfield Kotara - 10min drive (6.3km)
- Charlestown Square - 10min drive (6km)
- Warners Bay cafes and Lake Macquarie - 13min drive (9.3km)
- Merewether Beach - 18min drive (12.3km)

Approx. weekly rental return - in the vicinity of \$620 - \$640

Approx. council rates per quarter - \$520

Approx. water rates per third - \$295 (not incl. usage)

This property will be sold via online auction on Saturday 9th March 2024. For more information, please contact Dave or Bec on 4967 6770.

*Agent declares interest

Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.