

# 12 Cameron Court, Huntly, Vic 3551



## House For Sale

Wednesday, 6 December 2023

12 Cameron Court, Huntly, Vic 3551

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 4038 m2

Type: House



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**\$1,150,000 - \$1,200,000**

If you are looking for a generous home this one is ideal for the established family wanting a lifestyle where everyone's needs are met. Set on 1 acre, this is a lifestyle property located in an established quiet cul-de-sac, offering versatility and a well-planned allotment. A semi-circular driveway invites visitors to the formal entry of this ranch-style home finished with sandstone look brickwork, shaded veranda and established rose garden. Beautiful stained-glass treatment to the front door, offers a hint of the character and charm on offer. An elegant formal living room with bay window, decorative cornices and ceiling roses, is fitted with a sound system to help create the right mood. Parents will love their master suite – away from the teens, with an exceptionally beautiful, fully renovated ensuite featuring stunning French Provincial double vanity, claw-foot bath and generous frameless walk-in shower. Nearby is an office which could easily double as a nursery or 5th bedroom. The kitchen features a large central island bench, stone benchtops, induction cooktop, double Miele oven, pull-out sliding pantry plus additional pantry storage. A flexible floorplan allows for an informal meals area or casual sitting space situated in the bay window alcove; a larger dining space – which could be utilised as a family area with direct access to the large alfresco area; and a separate rumpus room – which could easily be converted into a theatre room. The north wing, directly off the rumpus room, contains the recently renovated powder room, bathroom and laundry/mud room – which are finished in a complementary yet contemporary style, plus 3 generous bedrooms. This area will easily appeal to teenagers. More roses, lawn and established trees – including fruit trees and veggie beds, invite the family outside, where the recently completed outdoor alfresco area, fitted with outdoor kitchen and BBQ, sits adjacent an in-ground solar heated pool. From this space, a walk-way flanked with ornamental vines and climbing roses, trailing over an extended arbour leading to a small bridge overlooking a delightful pond, and onto the rear of the property where a blank canvas awaits. Here you can park your larger vehicles, caravan, boat etc; erect a shed; build a skate park; tennis court, expand the orchard and add a chook-pen – the possibilities are endless. A large shed to the left of the property with separate access – set away from the home, is ideal for the serious tradie with power, concrete floor and open bay which could serve as a hang-out space to have a cold beer at the end of the day. This beautiful home is complete with reverse cycle heating and cooling unit, gas HWS unit and solar panels - all of which have recently been replaced, together with a security system. It's a sanctuary where rural living meets the 'burbs.\*\*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*\*