

2 Calanca Avenue, Cameron Park, NSW 2285

House For Sale

Wednesday, 24 April 2024

2 Calanca Avenue, Cameron Park, NSW 2285

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 368 m²

Type: House



Troy Duncan
0416290555

\$700,000 - \$770,000

Nestled in the heart of Cameron Park, this delightful low maintenance single level 3-bedroom brick home is positioned next to a peaceful reserve/wildlife corridor and features 1 bathroom, a double car garage with internal access & an easy-care backyard that offers you everything you've been searching for and more. Step inside and be greeted by the warm ambiance of the spacious L shaped living/dining area, where large windows flood the room with natural light, creating a welcoming atmosphere for both relaxation and entertainment. With ample space for seating arrangements and your favourite furnishings, this is the perfect place to host gatherings with friends and family or enjoy quiet evenings curled up with a good book. Adjacent to the living area, you'll find the heart of the home: the modern kitchen. Equipped with sleek appliances, ample counter space, and plenty of storage. From morning coffee to gourmet dinners, every meal will be a delight to prepare and enjoy in the adjacent dining area, bathed in sunlight from the nearby windows. Enjoy your meals in the living/dining area or the separate second dining area off the kitchen. The sleeping quarters of this home offer tranquillity and comfort, with three spacious bedrooms awaiting your personal touch. Each room features ample closet space and large windows, allowing for plenty of natural light to filter through. This home boasts a conveniently located bathroom that serves all bedrooms, especially the master which has its own entry into the bathroom which acts like an ensuite. The bathroom features a separate toilet, shower & has plenty of space for your daily routine. Venture outside and discover your own quaint low maintenance backyard. Featuring an outdoor alfresco area, making this a great spot, whether you're hosting summer barbecues, gardening enthusiasts, or simply enjoying the fresh air, this outdoor space offers a bushy peaceful outlook endless possibilities for relaxation and recreation. But the perks of this home don't end there. Protect your vehicles from the elements and enjoy ample storage space with the double car garage that has internal access. Whether you're a car enthusiast, outdoor adventurer, or simply in need of extra storage, this garage has you covered. Add your own touches like new paint, new carpet etc & turn this delightful affordable house into your home. Land Size Approx. 368m² with 15m Frontage & 29.6m Depth Water Rates Approx. \$220 Per Quarter Land Rates Approx. \$447 Per Quarter Currently returning \$530 Per Week on a week-to-week basis with a potential rental return of \$600 Per Week. Conveniently located near schools, parks, shopping centres, and transportation, this home offers the perfect balance of tranquillity and accessibility. With easy access to highways and major thoroughfares, commuting to work or exploring the surrounding area is a breeze. Don't miss out on the opportunity to make this house your forever home. Schedule a viewing today and start imagining the possibilities in this beautiful, move-in ready residence. For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555 First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.