

# 3 Caribou Road, Cameron Park, NSW 2285



## House For Sale

Thursday, 14 March 2024

3 Caribou Road, Cameron Park, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



Troy Duncan  
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**\$890,000 - \$960,000**

Escape to the perfect blend of comfort and style in this charming deceptively large single level 4-bedroom, 2-bathroom residence. Nestled in one of the most sought-after areas of Cameron Park on an impressive 739m block with a wide 27m frontage with ample space for boat or caravan storage. This home seamlessly combines modern living with a touch of classic elegance, step inside and discover the key features that make this property a true gem.

**Key Features:**

- Spacious Living Areas** - Embrace the open-concept design that effortlessly connects the living room, dining area, and kitchen. Enjoy the abundance of natural light that fills the space, creating an inviting and warm atmosphere for your family and guests.
- Neat, Practical Kitchen** - The heart of the home, this chef-inspired kitchen is equipped with top-of-the-line stainless steel appliances, ample cabinet space and breakfast bar. It's the perfect setting for culinary creations and memorable family gatherings.
- Private Master Suite** - Retreat to the luxurious master suite featuring a spacious bedroom, a walk-in closet, and an ensuite bathroom. Unwind after a long day with split system A/C in your own private oasis.
- Versatile Bedrooms** - Three additional well-appointed bedrooms offer flexibility for a growing family, a home office, or a guest room. Each room is designed with built-ins and ceiling fans comfort and functionality in mind.
- Inviting Outdoor Spaces** - The spacious Queensland sunroom is oversized in size & is the perfect area for you to entertain friends and family all year round. Discover a meticulously landscaped backyard, ideal for entertaining or enjoying peaceful moments. The open plan design extends to the outdoor spaces, creating a unique and visually appealing setting.
- Additional Living Areas** - At the front of the home there is also a formal lounge and formal dining area giving you a third separate living area for the family to spread out & enjoy.
- Double Car Garage** - Including an expansive, double car garage, this area provides ample space for your vehicles with room for your own workshop. To the side of the home is an abundance of space, suitable for the boat, trailer or pop-top caravan.

**Land Size** - 739m<sup>2</sup> with 27m Frontage & 34.8m Depth  
**Water Rates** Approx. \$220 Per Quarter  
**Ideal Location** - Situated in the sought after neighbourhood of Cameron Park, you'll enjoy the perfect balance of tranquillity and accessibility. Get on the Pacific Highway, M1 Motorway or Hunter Expressway in mere minutes, with Newcastle CBD and its lovely beaches only 40-minutes away, whilst Lake Macquarie being only 20. Everything you need for daily life is just a short drive away; you're surrounded by local shopping centres with Cameron Park Plaza just up the road, offering supermarkets, pharmacies, local gym and every fast-food option for that Friday night dinner treat. Don't miss out on this wondrous home to call your own!

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.

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