

# 30 Manlius Drive, Cameron Park, NSW 2285



## House For Sale

Friday, 29 March 2024

30 Manlius Drive, Cameron Park, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



Sam Taylor  
0402830593



Beau Hedley  
0402830593

**\$840,000 - \$890,000**

With north-facing sunlight dancing across its open plan living zone and modern style evident throughout, this family-sized home equally impresses as a perfect lifestyle home or a relaxed entertainer. Bursting with comfort and requiring little upkeep, its position within Northlakes Estate is directly opposite acres of lush reserve that is not only pleasing to the eye, but also forges a close connection with nature. Quality built in 2016 by Eden Brae Homes and wonderfully functional, the layout it offers is primed for family enjoyment with a study nook set off the living zone, a butler's pantry supporting the kitchen, a media room creating a quiet escape, and four bedrooms giving everyone their own private space. If it's a sunny spot you crave, head out to the north-facing patio for a good dose of vitamin D, it's a great spot to relax with your morning coffee or post-work drink. A perfect fit for a young family and continually adding more strings to its bow, Cameron Park is home to a major shopping complex with Woolworths, an IGA supermarket, a premium sports complex, Sugar Valley library museum and a buzzing Irish pub. Link roads and expressways are on the doorstep making a Hunter Valley, Central Coast or Sydney commute easily accessible, and you can reach Newcastle's CBD within 25 minutes.- No opposite neighbours, this home overlooks lush and leafy bushland - Internal access from an automatic double garage is a very handy asset - Sun-splashed open plan living/dining with modern flooring for easy maintenance - Caesarstone kitchen with dishwasher, 900mm electric oven and gas cooktop- Media room to watch your favourite show away from the family buzz - Two modern bathrooms including master ensuite, bath in the main - Reverse-cycle AC in living area and master bedroom, ceiling fans throughout - WIR and ensuite in master, three other bedrooms all include a BIR- 1km to Busy Bees Childcare, 4.3km to Edgeworth P.S, 6.5km to Glendale High - The Hunter Expressway and M1 are 2km away, ideal for your daily commuteDisclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.