

# 33B Floresta Crescent, Cameron Park, NSW 2285

## Sold House

Monday, 14 August 2023

33B Floresta Crescent, Cameron Park, NSW 2285

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m<sup>2</sup>

Type: House

**\$755,000**

Are you looking to downsize, first home or prime investment? Look no further! This stunning property in the heart of Cameron Park offers everything you've been searching for. Located in one of the quietest streets in Cameron Park, directly opposite peaceful reserve, this charming single level residence is nestled on a low maintenance 300sqm block, this is the perfect home to cater to anyone's needs. With a contemporary design and thoughtful layout, this immaculately presented property is sure to impress you and your loved ones.

**Key Features:**

- Spacious Bedrooms:** Three generously sized bedrooms, adding a touch of luxury within your master bedroom, providing your very own ensuite and walk-in robe. Stay cool during the Summer months with ceiling fans in all bedrooms as well as split system A/C throughout.
- Modern Kitchen:** Calling all foodies! This well-appointed kitchen is equipped with sleek countertops, high-quality appliances and plenty of storage space to inspire your culinary adventures.
- Cozy Living Spaces:** Relax and unwind in the comfortable tiled open planned living and dining area, an ideal space for entertaining guests or simply enjoying quiet moments with your favourite book.
- Outside Entertaining:** Open up and step outside to embrace the calm beauty of the covered alfresco in your very own backyard oasis. The back patio is perfect for BBQs, outdoor dining and enjoying the fresh air. Convenient side access and fully fenced, means even the fur baby has plenty of room to run around.
- Single Car Garage:** Ample room in the garage for your car to call home. Offering a laundry and cupboard/storage, you won't be short on space here.
- Prime Location:** This absolute beauty is situated in the friendly and family-oriented Neighbourhood of Cameron Park, with schools, parks and Cameron Park Shopping Centre just a stone's throw away. Commuting to work or exploring the city is a breeze with easy access to the M1 Motorway and Hunter Expressway, 30 minutes to Newcastle CBD and only a short 15-minute drive to the beautiful Lake Macquarie.

Don't miss this opportunity to make 33B Floresta Crescent your forever home! Arrange a private viewing today and experience the charm and comfort this property has to offer. 300sqm with a 21m Frontage and 14.7m Deep. Water Rates: \$300/quarter Land Rates: \$430/quarter Rental Return: \$580 per week

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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