

# 45 Blackwood Circuit, Cameron Park, NSW 2285



## House For Sale

Friday, 8 March 2024

45 Blackwood Circuit, Cameron Park, NSW 2285

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 593 m<sup>2</sup>

Type: House



Vlado Zvicer  
0414216040



Daniel Byrnes

**\$900,000 - \$920,000**

Join other savvy families who have taken advantage of the superb lifestyle on offer at Cameron Park. Modern, low maintenance home with loads of space, almost instant access to the M1 and Hunter Expressway along with arterial roads into and out of Newcastle and Lake Macquarie, and continuing improvement to infrastructure are all contributing to the suburb become a haven for families of all ages. Along with kids' playgrounds, walking and bike tracks, and new childcare centres, the suburb has several recent big additions, with the 25-shop Cameron Park Plaza and the \$15 million Pasterfield Sports Complex, boasting an oval, playground, netball courts, skate park and fitness equipment. Several fast-food outlets have popped up and a Harrigan's Irish Pub close by. With location and lifestyle sorted, you won't go wrong putting this single level sensation on your must-see list. With five bedrooms plus a study, two bathrooms, and formal and casual living areas, there's plenty of space for a growing family. Presentation is schmick with bamboo floors, freshly painted neutral décor and ducted air-conditioning throughout. Single level brick and tile home on low maintenance, north facing 593sqm block. Caesarstone kitchen with 90cm gas stove, dishwasher and walk-in pantry. Formal lounge and dining room. Open plan family room with easy connection to covered alfresco. All five bedrooms with plantation shutters and built-in/walk-in robes. Dedicated study ideal for those still working from home or additional living area. Shower ensuite with twin vanity; main bathroom with bath, shower, separate w/c. Double remote garage with storage plus additional car space. 6 solar electricity panels, solar hot water. 4.3km to Edgeworth Public school, 6.5km to Glendale High, just 160m to Busy Bees Childcare. Rental Appraisal \$750 - \$790 per week. Water Rates \$782.70 pa. Council Rates \$1,943.53 pa. Contact your Premier agents Vlado Zvicer and Rodney Goodwin today to secure your inspection before this amazing residence is sold. **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.