

612 Currawong Circuit, Cams Wharf, NSW 2281



Sold House

Friday, 5 April 2024

612 Currawong Circuit, Cams Wharf, NSW 2281

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$1,185,000

Very much a few and far between commodity, Rafferty's Resort offers a very limited-edition volume of genuine house style accommodation, where you can live full time as if you are on holidays 24/7 365 days of the year, or you can weekend, picking up an income when you're not around. A break away from the more traditional and more abundant far smaller accommodation here at Rafferty's, these limited edition homes, lie on the outer edge of the resort, enjoying all the benefits of being on the 35 acre waterfront reserve resort grounds, while boasting far more space inside and out, and far greater privacy, with this home also boasting a stunning acreage outlook backyard and entertaining area. Chosen for its sublime outlook and its perfect, just stroll across the road to the pool and tennis court position, this has been a wonderful long term holiday home for its busy St Ives Chase owners and their 2 children. They have loved the less busy location and far greater privacy, knowing the kids are able to safely pop in and out of the pool and back home when they get hungry. Just an easy stroll away from the main resort pool and restaurant, the location is just right, not too far to walk, but not as busy or as loud. So you enjoy the best of both worlds, a quiet peaceful location, perfect for unwinding and relaxing, with a pool and tennis court just across the road, perfect for keeping the kids or grandkids entertained and enjoying a quick dip to cool off after a bit of tennis or a day out on the water, with a boat ramp, jetty and sandy swimming beach, all located on the grounds. Just 1 hour North of Hornsby, you can be out of Sydney and enjoying paradise before you know it, without the chaotic traffic and turmoil you often experience heading into Terrigal or The Bay, or the long drive and big distance to places like the South Coast or Mid North Coast, meaning you can get here every other weekend and when you can't paying guests from Sydney will also be attracted by the short drive and easy access. When you and guests arrive, you immediately appreciate the well maintained nature of the home, and you can tell the owners regularly frequent the property, because it has been beautifully maintained, to a higher standard than a lot of other properties. Very recently painted inside and out, contemporary plantation shutters beautifully complement the fresh interior and refreshingly different, very striking architecture, with its soaring vaulted ceilings and phenomenal high set windows really creating quite a spectacle, being a real breakaway from some of the more project home style homes nearby. Delivering very spacious open plan ground floor living and kitchen that flows from front to back and spills out to very private, generous covered outdoor entertaining, overlooking a picturesque acreage vista. The ground floor is complete with a good size master style bedroom and full bathroom, perfect if you want to enjoy single level living, or you have family or guests who cannot do stairs. Upstairs promises lofty ceilings, another full bathroom, 2 generous bedrooms, the master suite being phenomenally large, with an optional day bed separate living or sleeping area for extra guests, depending on your needs. Completely independent of the main house, come and discover a unique extra dimension guest house, with a colossal, master suite and powder room located over the garage, with completely separate access from the house. Easily add a shower and kitchenette to convert this space into totally self-contained Lake views accommodation, perfect for generating an extra income, whether you live here full time or weekend and let out the property. Even without adding a shower and kitchenette, this is an ideal space to locate the kid who still lives at home and has brought the girlfriend or boyfriend to live at home with you too! Priced at least \$700,000 below what we have sold 2 recent houses for in Rafferty's Resort, this home offers an affordable, immediately ready to move into, or let out proposition perfect for owner occupiers, weekenders and investors alike

- Freestanding house, with 2 car garaging & independent guest accommodation
- Backing on to acreage, the outlook & private setting is as pretty as it is peaceful
- Love being directly opposite the quieter of 4 pools & a full size tennis court too
- Easy strolling distance to the restaurant & main pool, without traffic or crowds
- North facing backyard & rear living enjoy winter sun & cool summer breezes too
- Love the easy breezy free flowing living, flowing from the front door to the back
- Delight in the soaring ceilings, mezzanine architecture & gorgeous big windows
- Dressed with plantation shutters throughout & freshly painted inside & out too
- Appreciate downlights & multiple split system air conditioners upstairs & down
- Love the quality of the exposed timber beam & upstairs painted timber rafters
- Appreciate the full stainless steel, almost industrial quality stairs & ballustrades
- The kitchen boasts granite tops & modern stainless cooker, range & dishwasher
- Like the living, the kitchen looks out to acreage as well as the outdoor living
- Promising single level living if required with ground floor bedroom & bathroom
- Master size, the bedroom boasts built in robes & ensuite like bathroom access
- Head up top & discover a stunning lofty ceilings bedrooms & bathroom domain
- The impressive master suite is up here & it is an absolutely phenomenal size
- Walk in style robes with a retreat like feel with room for lounging & sleeping
- Like the bathroom downstairs the upstairs bathroom has been upgraded too
- Upstairs enjoying a twin basin vanity, separate bath,

as well as separate shower-?An extra living or sleeping space is also on offer if you need 4 beds in the house-?Step out the front & stroll across to the above garage independent guest house-?Complete with a powder room, like the master suite, this space is super-sized-?Easily add a shower & a kitchenette to make this space fully self-contained-?Discover easy care, low maintenance grounds, where you can chase sun/shade-?Enjoy resort style waterfront reserve living complete with boat ramp & jetty-?Swim in your choice of 4 swimming pools or the lovely sandy swimming beach-?With 4 tennis courts, a restaurant & cafe on the 35 acres of resort grounds-?Live here full time, let out full time, or weekend & let out whenever you like-?Use on or off the grounds management or even air bnb the property yourself-?Big things are planned for Rafferty's with concept drawings for a new tavernIf Iris Group are successful getting their plans for a tavern and hotel through, Rafferty's Resort will go ahead in leaps and bounds, in a way that will see massive capital growth for all owners, as well as extra amenities that owner occupier residents and weekender owners and guests will love and until then, this is still one of the most amazing places to live and holiday on Lake Macquarie with awesome surf and swimming beaches just minutes away at Catherine Hill Bay and Caves Beach.You will love it, so come and check it out now