

**7B Gracie Avenue, Cameron Park, NSW 2285**



**Duplex/Semi-detached For Rent**

Wednesday, 24 April 2024

7B Gracie Avenue, Cameron Park, NSW 2285

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Leo Silva

0451686030

## **\$650 per week**

Set in the quiet side of Cameron Park, this home perfectly combines luxury finishes with a low maintenance metropolitan lifestyle. Located within a short distance to the Cameron Park Town Centre, local schools, Hunter Expressway and M1 motorway. Some other features include:

- **Robust Construction:** Built with robust steel frames and trusses for enduring structural integrity.
- **Exquisite Exterior:** Acrylic rendered walls enhance the home's aesthetic appeal.
- **Spacious Interiors:** Enjoy the luxury of 2.7m high ceilings and tall doors, creating an open and airy atmosphere.
- **Open Plan Living:** The residence features an efficient open-plan living and dining area, amplified with efficient LED lighting throughout, contributing to the expansive feel of the home.
- **Gourmet Kitchen:** Indulge your culinary passions in kitchens featuring 40mm stone benchtops, polyurethane cabinets, gas stove and top-tier modern appliances.
- **Bathroom Elegance:** Pamper yourself in bathrooms with frameless showers, standalone bathtubs, floor-to-ceiling marble tiling, wall niches and smart tile floor wastes. Additionally, the bathrooms feature heat lamps for a touch of everyday luxury.
- **Enhanced Comfort:** Step into an environment of consistent, zoned comfort with ducted air conditioning with two zones (living and bedrooms) and savor the elegance and practicality of high-quality, allergen-free hybrid flooring, with no carpet present throughout the home.
- **Outdoor Bliss:** Entertain in style on the tiled outdoor alfresco area with a gas bayonet and enjoy rainwater harvesting from the rainwater tank.
- **Storage Solutions:** Custom-built mirrored wardrobes, shelving solutions in bedrooms, and a walk-in wardrobe in the master bedroom offer ample storage space.
- **Automated Convenience:** Experience ease with an automatic garage door, enhancing security and accessibility for your vehicle entry and exit.

For inquiries or to schedule a viewing, please contact us at 0451 686 030 or [leos@lanart.com.au](mailto:leos@lanart.com.au). Please note: The images and videos associated with this rental listing are for illustrative purposes only and may represent a property with similar features and layouts. They are not guaranteed to be exact depictions of the listed property. Prospective renters are strongly encouraged to view the property in person to confirm the condition, layout, and amenities prior to entering into a rental agreement.