

**30 Engesta Avenue, Camden, NSW 2570**



**House For Sale**

Thursday, 28 March 2024

30 Engesta Avenue, Camden, NSW 2570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



James Smith

0477883232

**\$835,000 to \$875,000**

The perfect first home or investor's delight, this tidy 3-bedroom home is conveniently positioned 2 mins drive to the main street of Camden, close to local schools, shops, Camden Hospital, walking trails and sporting fields. Featuring a spacious, open plan living and dining area, with hybrid timber flooring and split system air conditioning for year-round comfort, plus well-appointed kitchen with gas cooktop, undermount ducted rangehood, built-in oven and dishwasher, you will feel right at home. Positioned on a large 553m<sup>2</sup> block with a single carport and side access, this home is beaming with potential! Relax and unwind in the beautifully renovated main bathroom with shower, vanity, and luxurious bathtub. Retreat to the private oasis of the master bedroom with built-in wardrobe and ceiling fan. Perfect for purchasers looking for a savvy investment or their first property to get into the property market, this immaculately presented home offers a separate laundry, additional storage under the home and front verandah to enjoy the peace and tranquility of the local neighbourhood. INCLUSIONS: - 3 comfortable bedrooms with built-in storage available in the master bedroom. - Renovated main bathroom. - Well-appointed kitchen with gas cooktop, undermount ducted rangehood, built-in oven and dishwasher. - Spacious, open-plan living and dining area with split-system air conditioning. - Separate laundry and under house storage. - Single carport and side access. - Positioned on a large 553m<sup>2</sup> block, 2 minutes' drive to the main street of Camden. \*\*Please note: COVID-19 restrictions & guidelines are in place during all inspections\*\* Disclaimer: The information contained herein has been provided by sources we believe to be reliable however, all interested persons should rely on their own enquires.