

# 31 Boyne Crescent, Cameron Park, NSW 2285

## House For Sale

Tuesday, 25 June 2024

CENTURY 21.  
Novocastrian

31 Boyne Crescent, Cameron Park, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 543 m2

Type: House



Casey Healey  
0425257003

## Preview

Nestled in a family-friendly neighbourhood of North Lakes Estate Cameron Park, this home would suit first-home buyers or savvy investors. Light-filled and with a flowing floor plan, the home has been designed with entertainment in mind. It includes a generous living area that leads to the undercover alfresco area. A level grassed yard has plenty of space for little and big kids, as well as your fur babies, to run around freely in the securely fenced yard. Property Features:· Four double-sized bedrooms, all with robes, main with ensuite· Single-level home with no steps or stairs· Open plan kitchen in the middle of the home with plenty of cupboard storage, Caesarstone benchtops, and natural tones· Two separate living areas, TV/media/lounge room PLUS large family/meals area off open plan designed kitchen· Tiled family room spills out to spacious covered outdoor entertaining area/alfresco· Double lock up garage with remote doors and internal entry· Good-sized, fully fenced level yard on a quiet street· Ducted air conditioning, ceiling fans to bedrooms and living areas, and downlightsAn appealing and family-friendly Estate with quality homes surrounding and the convenience of shops, schools, sporting/health facilities, and Harrigan's at Cameron Park Pub.The M1 motorway and Hunter Expressway are both easily accessible, providing a quick drive to the delights of the Hunter Valley Vineyards—an easy drive to Newcastle city and beaches and south to the Central Coast and Sydney. Zoning: R2: Low Density Residential Land Area: 543 sqmCouncil: Lake Macquarie City CouncilLand Rates: \$1925pa approxWater Rates: \$819pa approx'PREVIEW'This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price.Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time.We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.