

45 Billabong Drive, Cameron Park, NSW, 2285

House For Sale

Sunday, 8 September 2024



45 Billabong Drive, Cameron Park, NSW, 2285

Bedrooms: 4

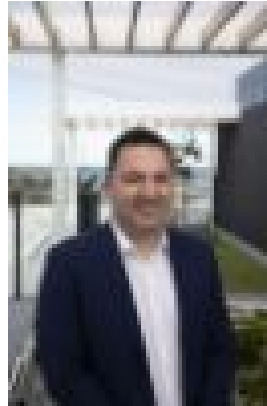
Bathrooms: 2

Parkings: 2

Type: House



Daniel Byrnes



Vlado Zvicer
0414216040

A Spacious Family Haven

Discover your family's oasis at 45 Billabong Drive. Nestled in a serene and sought-after neighbourhood, this expansive property offers abundant space, modern comforts, and the ideal layout for family living. Picture yourself unwinding at the end of each day in the covered alfresco area, surrounded by tropical plants, with unparalleled convenience just at your doorstep.

As you step inside, you're greeted by the generous proportions of this 4-bedroom, single-level home. The layout is thoughtfully designed with family in mind, providing ample space for everyone to relax, play, and connect. The master bedroom is a true retreat, featuring a walk-in robe and an ensuite bathroom complete with a spa bath—perfect for unwinding after a long day. All other bedrooms come equipped with built-ins and ceiling fans, ensuring comfort for everyone in the household.

The heart of this home is the modernised kitchen, boasting Caesarstone benchtops, a gas cooktop, abundant storage, and a dishwasher. Imagine preparing delicious family meals in this spacious and well-equipped kitchen. With the open-plan lounge and dining area, there is plenty of room for entertaining and family gatherings, while the gas fireplace and ducted air conditioning provide year-round comfort.

For those who work from home or have teenagers needing study space, the separate study is an invaluable addition. It's a quiet, dedicated space that allows for productivity and focus, making it perfect for remote work or academic pursuits.

A standout feature of this property is the covered alfresco area. With private screening, it's an ideal spot for year-round outdoor dining, entertaining, or simply relaxing with a good book. The alfresco area seamlessly extends into the well-landscaped gardens and courtyard, offering a beautiful backdrop for family barbecues and gatherings.

Situated just a 2-minute drive from Cameron Park Shops, this home offers unrivalled convenience. You'll have easy access to Woolworths, a gym, a dentist, local restaurants, sought after retail and more. Whether you're doing the weekly shop or grabbing a quick coffee, everything you need is just moments away.

- 600 m² land size with a lovely north-west facing backyard
- 4 bedroom levelled home, master features an ensuite with a spa bath and walk-in robe
- Bedrooms with built-ins, ceiling fans and plantation shutters

- Separate study
- Spacious tiled open-plan living areas
- Gas fireplace
- Ducted air conditioning for an added layer of comfort
- Covered alfresco area with private screening and landscaped gardens
- Internal access to a double garage with extra off street parking available
- Solar electricity and gas hot water
- 2-minute drive or short walk to all Cameron Park Shops has to offer
- 1500m to Edgeworth Heights Public School, 2600m to West Wallsend High School
- 4-minute drive to the Hunter Expressway and M1 for easy commuting
- Less than 30 minute drive to Newcastle CBD and local beaches

Rented at \$800 pw

Water Rates \$801 pa

Land Rates \$2,015.23 pa

Contact your Premier agent Daniel Byrnes today to secure your inspection before this great home 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.