

# 45 Butterworth Street, Cameron Park, NSW 2285

RIBA  
REAL ESTATE

## House For Sale

Monday, 1 July 2024

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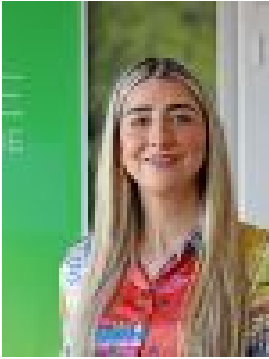
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: House



Cameron Grove Sales  
0436910290

## COMING SOON

COMING SOON - FULL TURNKEY HOME - REGISTER YOUR INTEREST TODAY This Brand New Riba Home is one of our best value 3-bedroom plus a media room, free standing, double story homes in Cameron Park with luxury living, turnkey inclusions and smart designs and backyard opening on to reserve views. This home is currently under construction, on an Ideal Family Location: Cameron Park Shopping Plaza: Approximately 500m Edgeworth Heights Public School: Approximately 2 km Cameron Park Sports Complex: Approximately 1.2km Harrigan's Irish Pub: Approximately 450m

Property Highlights - Premium Build Inclusions as Standard- Upgrade 2.7 High Ceiling Height- Balcony to master bedroom - LED downlights throughout- Ducted Air-conditioning- Carpet to all bedrooms- Hybrid tile flooring - Built In wardrobes- Walk-in wardrobe to master bedroom- Remote Panel Lift Garage Door- Rainwater tank Bespoke Kitchen Additions- Smart stone benchtop- Wall mounted cupboards- Soft-close drawers and cupboards- Fisher & Paykel Gas Stove- Fisher & Paykel Dishwasher Bespoke Bathroom Additions- Full height tiling to shower enclosure- Shower niche- Designer floating vanities with mirror and Stone benchtops Full Turnkey Inclusions- Landscaped rear and front yard - Colorbond fencing - Upgraded driveway - Tiled outdoor living area- Hybrid Flooring to Living areas and carpet in bedrooms- NBNDon't miss out on this one-of-a-kind opportunity! Register your interest today! For parents, a shopping centre, cafés and Woolworths, Harrigan's Irish Pub directly within Cameron Grove Estate. Woolworths has already opened for business; this home is situated just a 30-minute drive from Newcastle and a five-minute drive from the Hunter Expressway, plus enjoying close connections to major commuting routes within a ten-minute drive. CALL MEG TODAY ON 0436910290 TO BOOK DISPLAY VIEWING