

**45 Harris Street, Cameron Park, NSW, 2285**



**House For Sale**

Friday, 30 August 2024

45 Harris Street, Cameron Park, NSW, 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Spacious Home with Ample Parking for All Your Needs

This stunning property has it all! With plenty of space for the whole family and ample parking for all your vehicles, it's the perfect place to call home.

This single storey brick home on a relatively level block has multiple living areas, a huge outdoor entertaining room, caravan parking, and is located close to Pasterfield Sports Complex and Cameron Park Plaza.

The 4 bedroom home boasts a lounge room with reading nook, and spacious family room with gas fireplace. The main bedroom has an ensuite and walk-in robe, neat galley kitchen that adjoins the dining area, and a tiled bathroom with corner bath. The bedrooms all have built-in wardrobes, and the three-way laundry is located at the rear of the double garage.

Step outside via the huge outdoor entertaining room with slow combustion fireplace, and into the level, secure backyard. The yard is perfect for kids and pets and includes a freestanding garage and carport, and side access for a caravan, boat or trailer.

The property has split system air conditioning, ceiling fans, skylights, a gas fireplace and a slow combustion wood fireplace, and a solar system.

Close to several well-regarded schools including Edgeworth Public School (2 mins) and Glendale Technology High School (6 mins), Cameron Park Plaza (6 mins), Pasterfield Sports Complex (5 mins), local shops, cafes and major shopping centres, while being an easy drive to the Pacific Motorway, Hunter Expressway, and into Newcastle's CBD.

The features of this home are as follows:

- 4 Bedrooms (main with ensuite & walk-in robe, built-ins to all other bedrooms)
- Main Bathroom with Corner Bath
- Lounge Room
- Galley Kitchen
- Dining Room
- Family Room
- Outdoor Entertaining Room
- Laundry
- Double Garage
- Freestanding Garage & Carport
- Side Access to Open Parking Area
- Split System Air Conditioning
- Ceiling Fans
- Gas Fireplace & Slow Combustion Wood Fireplace
- Solar System
- Close to Shops, Schools and Transport
- 693msq block

Potential Rent - \$650 per week.

Council Rates - \$421.40 per quarter.

Water Rates - \$175.22 per third + usage (currently a reduced rate)

This property offers an opportunity to purchase a spacious home in one of our regions popular suburbs.

A contract for sale is available for your information.