

# 9 Yarran Close, Cameron Park, NSW, 2285



## House For Sale

Sunday, 18 August 2024

9 Yarran Close, Cameron Park, NSW, 2285

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sam Taylor

## Effortless Style on a Large and Sculpted Cul-De-Sac Block

Placed upon a large block where sculpted gardens create beauty and a natural reserve with creek bed frame the rear border, this lovely home delivers an unmissable opportunity for the young family buyer or retiree seeking space. The interior reveals a carefully considered layout that is practical, comfortable and inviting, along with a large outdoor entertaining area and a stand-alone double garage.

A sunny open-style zone offers heaps of space to relax, connecting to a modern kitchen and dining area, and spilling out into the welcoming alfresco area that will draw your next party outdoors. Feeling similarly generous, a separate living room offers a place for quiet retreat. Three bedrooms are located along one wing, all sharing the modern bathroom, while a large home office or fourth bedroom delivers a useful flexi-space with outdoor access.

While it feels peaceful and private in its cul-de-sac setting, the home is convenient to every essential. Around the corner you'll find Cameron Park Early Learners Centre, Edgeworth Tavern and Town Square Shopping Centre are less than 2km away, with Cameron Park Plaza and Harrigan's Irish Pub just over 4km from the front door. A day shopping or a fun night out are within easy reach.

- Attractive family home set upon a generous block, lovely aspect from the street
- Wide driveway access to a large and stand-alone double garage; generous OSP available
- Light-filled open-style family room wrapped in expansive windows to draw sunlight and offer a gorgeous backyard view
- Modern gas kitchen featuring a s/steel wall oven, dishwasher and a servery window while adjoining a casual dining area
- Front living room offers added internal flexibility away from the main social zones
- Three bedrooms, each fitted with cooling ceiling fans and built-in wardrobes
- Fourth bedroom/office with built-in desk, two built-in robes and private entry from the street
- Bright and airy bathroom with bath and shower; separate wc for convenience
- Year-round comfort is provided via ducted air-conditioning
- Pavilion-style outdoor area provides an expansive space for weekend entertaining
- 4.3km to Pasterfield Sports Complex, a BMX track, playground, and Cardiff Hawks AFL club
- 4.2km to Stockland Glendale, 6.5km to Bunnings or Costco, 8km to Speers Point Park

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.