

# 96 Constitution Drive, Cameron Park, NSW 2285

## House For Sale

Monday, 1 July 2024

CENTURY 21.  
Novocastrian

96 Constitution Drive, Cameron Park, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



Casey Healey  
0425257003

## Preview

Are you searching for your first home? Your next investment opportunity? Or even a spacious home for your growing family? Look no further than 96 Constitution Drive. This modern home offers a blend of style and functionality, situated on an elevated block in the North Lakes Estate. Walking up the timber stairs to the front door, you'll enter a beautifully designed four-bedroom home. The master suite features a walk-in robe and ensuite, while the other three generous-sized bedrooms have built-in mirrored robes. The modern bathroom has a shower, separate bath, and built-in mirrored vanity, ensuring convenience and luxury for the whole family. The open-plan living and dining area, complete with reverse-cycle air conditioning, provides a comfortable space for family gatherings. The galley kitchen has all-new appliances, making meal preparation a breeze. Step outside to the outdoor alfresco area, surrounded by a sea of white river rocks—an ideal spot to unwind after a long day. The elevated backyard, reinforced by a garden retaining wall, adds a touch of nature to your home. There is not a cent to spend; all the work is done for you to move in and enjoy. - Freshly painted internally and externally - Brand new floor coverings throughout - Brand new window coverings throughout - Brand new garage automatic opener - Brand new shower screens - Oversized double garage perfect for overhead storage options. 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. Don't miss out on this fantastic opportunity to secure a modern, spacious home in a family-friendly estate. Zoning: R2 Low Density Residential Land Area: 626sqm approx Council: Lake Macquarie Land Rates: \$1924pa approx Water Rates: \$826pa 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 may be digitally edited and include virtual furniture.