

# Lot 120/54 Butterworth Street, Cameron Park, NSW 2285

RIBA  
REAL ESTATE

## House For Sale

Friday, 3 May 2024

Lot 120/54 Butterworth Street, Cameron Park, NSW 2285

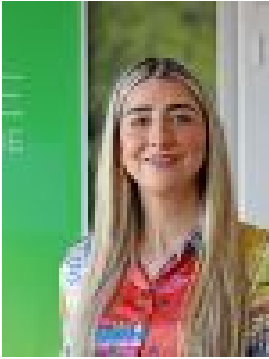
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 331 m<sup>2</sup>

Type: House



Cameron Grove Sales  
0436910290

**\$895,000**

This immaculate RIBA Home offers the perfect blend of comfort, convenience, and style. Boasting 4 bedrooms, 2.5 bathrooms, spacious 2-car garage, and a rumpus area this residence is tailor-made for families and savvy investors alike. This is a new two-storey thoughtfully designed all-inclusive house and land package offering high quality fixtures and finishes with nothing left to do but enjoy the lifestyle offered at Cameron Grove Estate. Due for completion mid-2024! Secure now and move in within months with no progress payments throughout the build.

**Property Highlights:** Kitchen Additions Smart stone benchtop Wall mounted cupboards Soft-close drawers and cupboards Fisher & Paykel Gas Stove Fisher & Paykel Dishwasher Bathroom Additions Full height tiling to bathrooms Shower niche Designer floating vanities with mirror and Stone benchtops Other Additions Ducted Air conditioning system Landscaped rear and front yard Colorbond fencing Tiled outdoor living area Hybrid Flooring to Living areas and carpet in bedrooms NBN Location An ideal location to raise a family, Cameron Grove Estate offers not only luxurious modern homes but access to an easy, well-connected lifestyle. Within just a ten-minute drive, residents are connected to no less than 12 schools, including Edgeworth Heights and West Wallsend High School. School-age kids also enjoy an abundance of play areas nearby, including playgrounds, outdoor gyms, nature reserves and picnic areas, sport fields and running tracks, netball courts and even a skate park. For parents, a shopping centre, cafés and Woolworths, Harrigan's Irish Pub directly within Cameron Grove Estate. This home is situated just a 30-minute drive from Newcastle and a five-minute drive from the Hunter Expressway, offering close connections to major commuting routes.