

# LOT 3153, 47 Estelville Circuit, Cameron Park, NSW 2285



## Residential Land For Sale

Friday, 27 October 2023

LOT 3153, 47 Estelville Circuit, Cameron Park, NSW 2285

Area: 642 m2

Type: Residential Land



Leo Silva

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## 610K LAND + BUILD. CONTACT AGENT

HOME & LAND PACKAGE: a corner block 642m<sup>2</sup> available for purchase, which is already registered and ready for building 4 BEDROOM + 3 BEDROOM DETACHED DUPLEX HOUSES (both two storey) by LANART HOMES. Homes by LANART come with the following premium features as standard:- Robust Construction: Built with robust steel frames and trusses for enduring structural integrity.- Exquisite Exterior: Acrylic rendered walls enhance the home's aesthetic appeal.- Spacious Interiors: Enjoy the luxury of 2.7m high ceilings and tall doors, creating an open and airy atmosphere.- Open Plan Living: The residence features an efficient open-plan living and dining area, amplified with efficient LED lighting throughout, contributing to the expansive feel of the home.- Gourmet Kitchen: Indulge your culinary passions in kitchens featuring 40mm stone benchtops, polyurethane cabinets, and top-tier modern appliances.- Bathroom Elegance: Pamper yourself in bathrooms with frameless showers, standalone bathtubs, floor-to-ceiling marble tiling, wall niches and smart tile floor wastes. Additionally, the bathrooms feature heat lamps for a touch of everyday luxury.- Enhanced Comfort: Step into an environment of consistent, zoned comfort with ducted air conditioning with two zones (living and bedrooms) and savor the elegance and practicality of high-quality, allergen-free hybrid flooring, with no carpet present throughout the home.- Outdoor Bliss: Entertain in style on the tiled outdoor alfresco area with a gas bayonet and enjoy rainwater harvesting from the rainwater tank.- Storage Solutions: Custom-built mirrored wardrobes, shelving solutions in bedrooms, and a walk-in wardrobe in the master bedroom offer ample storage space.- Automated Convenience: Experience ease with an automatic garage door, enhancing security and accessibility for your vehicle entry and exit. This development is perfect for families and investors! It's located in a newly-established Cameron Grove Estate near shops, schools, parks, and other recreational facilities. Additionally, it's situated close to the University of Newcastle, M1, and Hunter Expressway, making it an easily accessible and well-connected community. For more information about Cameron Grove Estate visit <https://www.camerongroveestate.com.au/> Cameron Park is an ideal place to raise a family. Within a ten-minute drive, there are schools, playgrounds, outdoor gyms, nature reserves, picnic areas, sports fields, running tracks, netball courts, and a skate park. Residents will appreciate the convenience of having a shopping centre, cafes and new build Woolworths, and it's only a 30-minute drive from Newcastle and a five-minute drive from the Hunter Expressway. Major commuting routes are also easily accessible within a ten-minute drive. Do not miss this opportunity and contact Leo on 0451 686 030.