

## Cameron Park, 41 Calancra Avenue

### PRIVATE POSITION ON LARGE LANDHOLDING

Situated on approx. 1215sqm of land and nestled in an off-street location, this four-bedroom home is ripe and ready for that purchaser seeking a flat, level block perfect for multiple vehicles or the growing family. The property boasts a light filled, north facing yard, with a reserve outlook. The newly refurbished kitchen, with modern appliances is sure to please and the large under cover alfresco is ideal for entertaining.

- Master includes WIR and ensuite
- All bedrooms include built-ins
- Newly refurbished kitchen
- Secure rear yard
- Drive through garage for yard access
- The rear of the property can be accessed by the reserve behind.
- Ducted A/C throughout
- Timber floorboards throughout



**For Sale**  
\$990,000

**View**  
[ljhooker.com.au/Z59F7Q](https://ljhooker.com.au/Z59F7Q)

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**LJ Hooker Lake Macquarie**  
**(02) 4915 3800**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Solar electricity - 16 panels - 5.5KW system

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

Property ID	Z59F7Q
Property Type	House
Land Area	1215 m <sup>2</sup>
Including	Ensuite Air Conditioning Dishwasher Built-in-Robes Lounge Walk-in robe Window Treatments

### Cameron Stevenson 0407 929 291

Director - Licensed Sales Executive. Independent Contractor |  
cameron.stevenson@ljhooker.com.au

### Jake Higginbottom 0412 839 529

Sales Executive | jake.higginbottom@ljhooker.com.au

### LJ Hooker Lake Macquarie (02) 4915 3800

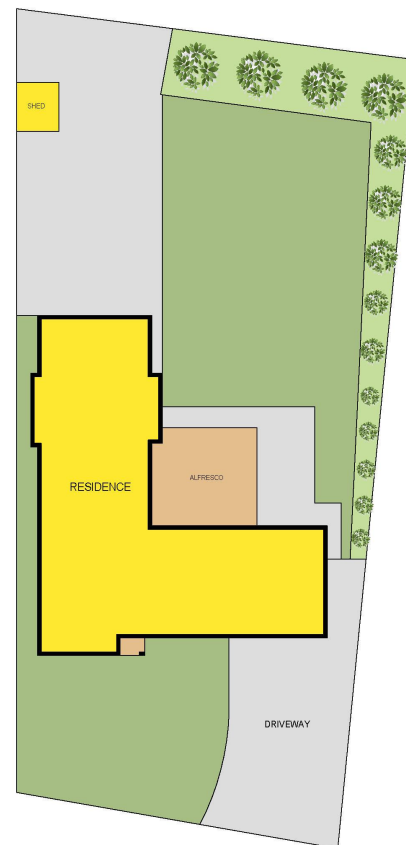
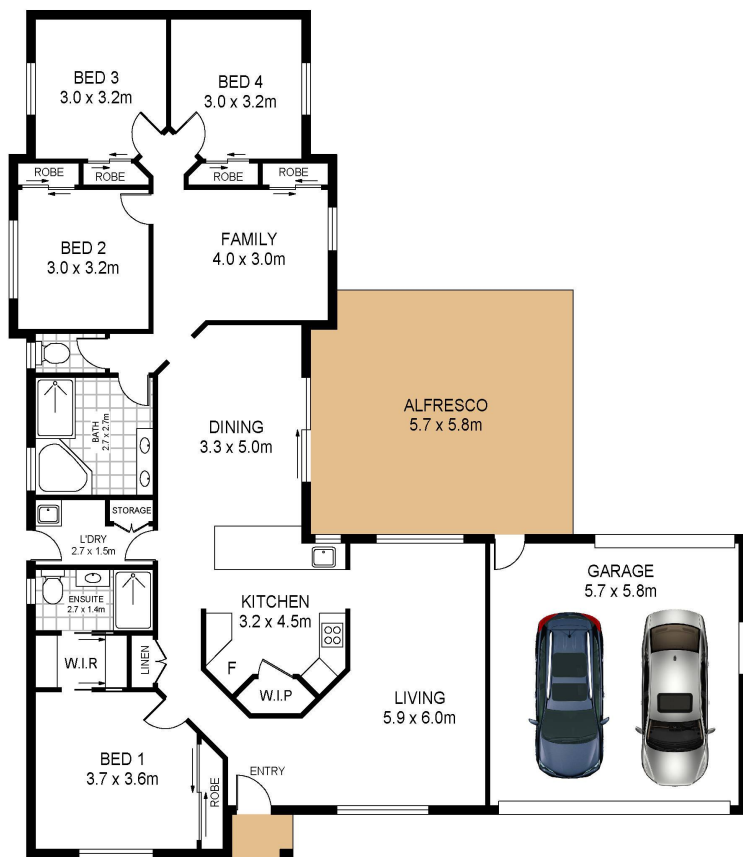
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Cameron Park



Total Internal Floor Area: 143 sqm

Scale in metres Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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