



45 Hemingway Drive, Camillo




Ticks All The Boxes

Set on approximately 336sqm, this beautifully presented three bedroom two bathroom home delivers a superb combination of comfort, style and low maintenance living. Recently painted throughout, it offers immediate appeal to downsizers, first home buyers and investors seeking a move in ready opportunity with thoughtful upgrades already in place.

The front yard is designed for ease, featuring synthetic lawn and native plantings, while convenient side access provides secure space for a boat or caravan. Additional inclusions such as WI-FI enabled security cameras, solar panels and reverse cycle air conditioning further enhance both practicality and peace of mind.

Inside, wood look flooring flows seamlessly through the main walkways and living areas, creating a warm and cohesive feel. Positioned to the left upon entry, the master suite is generously proportioned, comfortably accommodating a large bed and additional furnishings. It is complemented by a sizeable walk in robe and a well-appointed ensuite, complete with a glass paneled shower, vanity and WC.

Further along, a shopper's entry offers direct internal access before opening into a spacious open-plan living and dining zone. This central

3  2  2 

FOR SALE
From \$699,000

VIEW
By Appointment

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 **LJ Hooker**

hub is overlooked by a well-equipped kitchen featuring a near-new 600mm oven, gas cooktop and dishwasher, all set beneath benchtop with ample storage below. There is also provision for a large refrigerator, with plumbing already in place for a water and ice dispenser. Opposite the kitchen, the laundry has been thoughtfully upgraded, boasting overhead cabinetry, a generous timber bench and cleverly concealed space for both washer and dryer ideal for streamlined, everyday living.

The two secondary bedrooms are privately positioned toward the rear of the home, each offering built in robes and ample space for larger furnishings. They are serviced by a well designed main bathroom featuring a glass paneled shower, bathtub and a spacious vanity.

Outdoors, the home continues to impress with a generously sized alfresco area, perfect for entertaining family and friends year round. The backyard maintains its low-maintenance appeal with synthetic lawn and extensive paving, while a separate shaded section to the side provides an inviting space for plants or quiet relaxation.

Homes offering this level of presentation, functionality and value are in strong demand and rarely remain available for long. For further information, please contact Brian on 0438 333 341.

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MORE DETAILS

Property ID	9PNHA2
Property Type	House
Land Area	336 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Close to Schools
	Close to Shops
	Close to Transport

Brian Scott 0438 333 341

Sales Representative | brian.scott@ljhooker.com.au

Brian Scott 0438 333 341

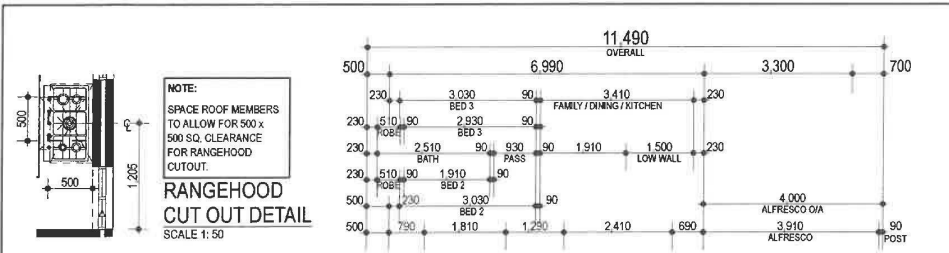
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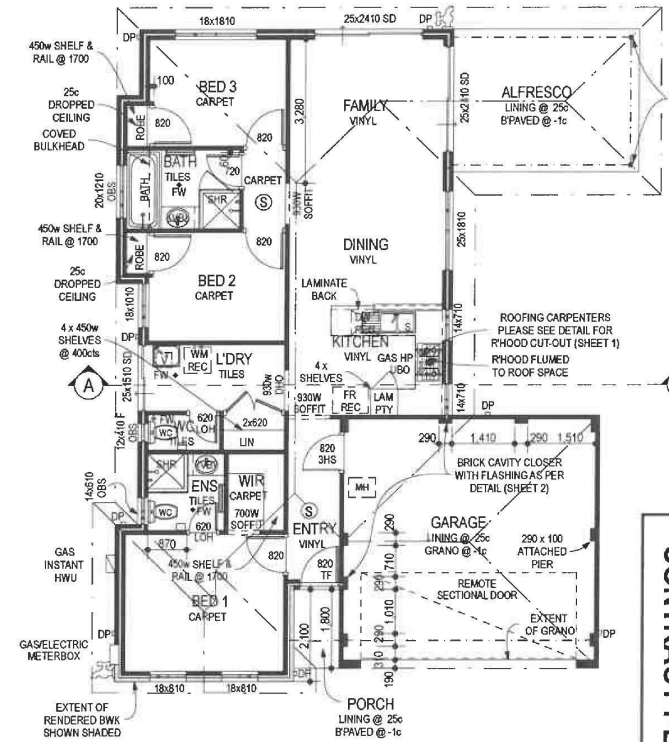
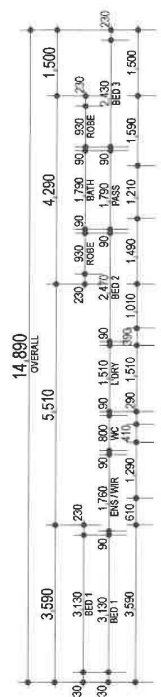


AREAS:

	PERIM. (m)	AREA (m ²)
HOUSE	45.76	91.31
GARAGE	23.16	32.95
ALFRESCO	14.79	13.47
PORCH	5.62	1.82
		139.55 m ²

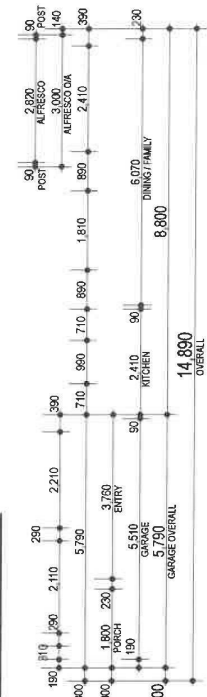
ROOF QUANTS

Material Type	Roof Tiled
Surface [m2 on the rake]	175.18
Area [m2 on the flat]	159.16



FLOOR PLAN
SCALE 1:100

CONTRACT PLANS



NOTE:

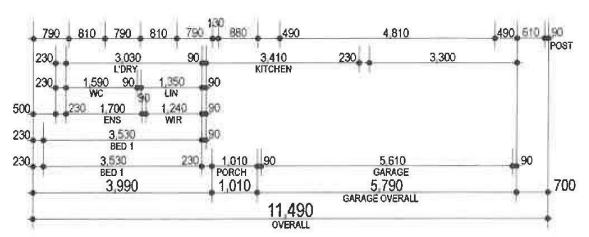
- 230 CAVITY RENDERED BRICKWORK AS SHOWN SHADED ON FLOOR PLAN WITH 230 CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND OALL LENGTH AND WIDTH OF THE DWELLING, WHICH MAY RESULT IN A CHANGE IN THE OALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.

NOTE:

THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.

INSULATION NOTE:

- INSULATION R4.0 TO HOUSE AND GARAGE CEILING



NOTE:

- INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH NCC VOL 2 PART 3.7.2 & AS 3786 : 2014
- PIER & POST FOOTINGS @ -2s FROM PAVING LEVEL

NOTE:

- DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTER OR METAL BEADING TO BRICKWORK.
- DOWN PIPES ARE TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND ROOF MEMBERS.
- FLOOR WASTES/ CEILING VENTS/ MANHOLE SHOWN DIAGRAMMATICALLY ONLY AND MAY BE RELOCATED ON SITE AS REQUIRED
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- CL @ 2s THROUGHOUT UNLESS NOTED OTHERWISE.

REVISION	VO #	DRN	DATE	CHK
		SD	13/12/18	JOS
		DAS	SD	13/12/18

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

CLIENT:

ADDRESS:
LOT 2
HEMINGWAY DRIVE
CAMILLO

© COPYRIGHT

RETREAT

DREAM HOME 3x2	COMPLETE
MODEL N°	DATE
4202	13/12/18
MAP REF	WIND RATING
TBA	TBA
COASTAL CATEGORY	ENGINEERS DETAIL
TBA	TBA
JOB N°	SHEET N°
91892	1 OF 6

DDOYO 91892 AS DRAWINGS

ORIGINAL

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