

# 14 Manlius Dr, Cameron Park, NSW, 2285

## House For Sale

Friday, 25 October 2024

14 Manlius Dr, Cameron Park, NSW, 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Troy Duncan  
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## EXUDING PEACEFUL AMBIANCE

Welcome to your dream home, where timeless retro charm meets sophisticated modern living. This spacious and meticulously designed 4-bedroom single level home is a rare find, perfect for families seeking comfort, style, and functionality in a quiet, sought-after location. Overlooking a peaceful bush reserve, here is your opportunity to acquire your family home with a lovely leafy outlook.

As you step inside, you're greeted by the high 2.8m ceilings that add an airy and grand feeling to every room. The property's carefully designed floor plan offers four well-sized bedrooms, including two with built-in robes and ceiling fans, ensuring comfort and convenience for all. The luxurious master suite is your private oasis, with enough room for a sitting area plus it features a walk-in robe with shelves & draws, your own reverse cycle air conditioner and an oversized ensuite with separate bath & shower + modern fixtures, offering a perfect space to unwind after a long day.

At the heart of the home is the stunning retro-inspired kitchen, a true statement with its bold black and red design. Fitted with premium black Caesarstone benchtops and a stylish breakfast bar, this kitchen is not only striking but also practical, offering you sweeping views of the bushy wildlife corridor across the road making every meal preparation a pleasure. Opening off the kitchen the spacious dining/living area creates an inviting hub for family gatherings, everyday dining, or weekend entertaining.

For those who love movie nights or need a dedicated space for kids to play, the rear theatre room or rumpus area is the ideal retreat. Its versatile design makes it perfect for a variety of uses, from a home cinema to a quiet reading room or office space.

This home comes equipped with everything you need for year-round comfort and energy efficiency. With two reverse cycle air conditioners, you'll enjoy the perfect temperature no matter the season, while the 20 solar panels significantly reduce energy costs, making this home eco-friendly and cost-effective.

Stepping outside, the property continues to impress. The double car garage with internal access ensures secure parking and convenience, while additional boat or caravan storage at the side of the garage provides space for your recreational vehicles. The 5000L water tank is another practical touch, helping you maintain the well-kept gardens with ease.

Land Size Approx. 639m<sup>2</sup> with 46.6m Frontage & 34.1m Depth

Water Rates Approx. \$220 Per Quarter

Land Rates Approx. \$511.70 Per Quarter

Potential Rental Return Approx. \$750 Per Week

Located in a peaceful and family-friendly neighbourhood, this home offers not only stunning features but also a lifestyle of comfort, space, and convenience. From its bold design elements to its thoughtful modern upgrades, this property is truly a one-of-a-kind family sanctuary waiting for its next chapter.

Don't miss your chance to make this exceptional home yours!

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555

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