

**36 Chellaston St, Camden, NSW, 2570**

**House For Sale**

Saturday, 4 January 2025



36 Chellaston St, Camden, NSW, 2570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## PRESTIGE CAMDEN RESIDENCE

### PRESTIGE CAMDEN RESIDENCE

The ultimate entertainer this prestigious 4-bedroom family residence is a rare opportunity to secure your future in this exclusive property, only a short walk from the heart of the heritage filled Camden, Camden Bike Track, local parks and playgrounds and the Nepean River. Beautifully presented on a large 729m<sup>2</sup> block, with Hamptons meets country styling, walking up the pathway you will be welcomed by manicured, lush front gardens and a tiled patio accessed from the main suite – the perfect spot for your morning cuppa.

Offering 4 generously planned bedrooms all with built-ins and a walk-in wardrobe to the main, this gorgeous home offers exceptional comfort, storage and style. Retreat to the pristine main suite with day-spa inspired ensuite featuring floor-to-ceiling tiles, dual shower head shower, 'his' and 'her' bathroom vanity and toilet.

Relax and cosy up around the fireplace in the lounge area, located off the sleeping quarters. Enjoy the convenience of the centrally located, main bathroom with shower, toilet, vanity and indulgent free-standing bathtub for the ultimate 'me-time'.

Entertain in style in the open-plan, light and airy living, dining and luxe kitchen area with gas cooking, rangehood, oven, dishwasher, large breakfast bar and plentiful pantry, drawer and cupboard storage. Indoor and outdoor living is a breeze with the kitchen and living room leading out to the expansive covered entertaining area with outdoor kitchen and bar fridges via the French doors.

The kids will love the private, large and lush backyard with plenty of room to kick a ball around, while Dad will enjoy the lock-up garage/ workshop with plenty of space to park your vehicles securely.

### INCLUSIONS

- 4 generously planned bedrooms
- 2 beautifully presented bathrooms including an ensuite to the main.
- Built-in wardrobes to all bedrooms including walk-in robe to the main.
- Open-plan living, dining and kitchen with modern appliances and exceptional storage.
- Ducted air conditioning throughout
- Ceiling fans
- Laundry with external access to the backyard.
- Hardwood floors throughout bedrooms and living areas.
- Linen press
- Sonos sound systems in living and alfresco
- Natural gas appliances
- Hand crafted tessellated tiles
- Cbus electrical system

For any further enquiries please call or email

E:James@combinedre.com.au

P:0477 883 232

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. We accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained herein. Prospective purchasers should make their own

enquiries to verify the above information.