

68/40 Harris Street, Cameron Park, NSW, 2285

Villa For Sale

Tuesday, 26 November 2024

68/40 Harris Street, Cameron Park, NSW, 2285

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Troy Duncan
0416290555

FIND YOUR ZEN AT CAMERON GLEN

Looking to downsize into the low maintenance lifestyle? Why not look at Cameron Glen. A fabulous opportunity awaits with a modern single level 2-bedroom villa with no steps. Whether you are looking for a quiet independent life, become a social butterfly or need assisted living, Cameron Glen have many options to suit.

Coming into Cameron Glen, you will instantly feel relaxed with this peaceful lifestyle. Ideally positioned near the contemporary gardens, picnic area & dog park of the complex providing you with convenience, peaceful lifestyle & a great area for your fur-child to socialise.

Featuring 2 spacious bedrooms both include large windows, built in robes, high ceilings and ceiling fans, providing you with plenty of space for your personal belongings. The master bedroom features a split system air conditioner + ceiling fan, ensuring comfort all year round.

The bathroom includes a walk-in shower, great sized vanity, a toilet & is wheelchair & disabled friendly. The villa also includes a 2nd separate toilet + a European laundry with washer, dryer and tub maintained by Cameron Glen.

The open kitchen living dining area is bright, includes an air conditioner, ceiling fan and sliding doors to capture the breeze's perfectly. An added benefit of your kitchen includes appliances, fridge, microwave, dishwasher, stove top and oven which is all maintained by Cameron Glen.

Available for you is the beautiful rotunda which you can enjoy a morning coffee with your neighbours or read a book in the shade. Your sweet courtyard is low maintenance.

The community centre on the grounds has a library, a group dining area and a monthly event's calendar with a village bus.

Key notes for Cameron Glen:

- You must be over 55 and retired to be eligible
- You must obtain your own contents insurance
- The buyer is required to have a suitability assessment conducted by the nurse from Cameron Glen
- Optional services include Laundry, Meals provided, Home Cleaning are available at a separate cost
- No stamp duty is payable as you are not buying the land
- For further information on Cameron Glen's General Service Charges, Meal options, Care staff options please give us a call or lodge an enquiry
- \$206 Per week includes land rates, water rates, external building maintenance, maintenance of all common grounds, electricity charges for Community Centre & all common areas. Live life alarms with emergency 24/7 care staff & Morning tea in the community centre Monday - Friday.
- For more information regarding the facility, head to <https://www.cameronglen.com.au/>

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

First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice and achieve excellent results, call us on 4950 8555 to discuss your home.

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.