



48 Cammeray Road Cammeray, NSW



## Immaculate Semi

Immaculately renovated with style and quality, this full brick Art Deco semi offers superior space flowing into an outdoor entertaining area.

Perfectly positioned for lifestyle, it's footsteps to waterfront parks, golf course and village shops, cafes & eateries and minutes to schools, & the CBD.

- Central lounge with electric heated log fireplace. Sun-filled open kitchen/dining
- Designer stone gas kitchen with Stainless steel appliances, integrated dishwasher
- Seamless flow to North-facing entertainer's garden with covered area
- 2 double bedrooms with built-ins, master opens to front sunroom/study
- Sleek fully-tiled bathroom, internal laundry, extensive built-in storage and office
- High corniced ceilings, timber floors, gas bayonet heating, ceiling fans
- Elevated position with garage, parking & potential to extend (STCA)

**Council Rates:** \$1,688.64/year (approx)

**Water Rates:** \$173.29 p/q



**Justin Ferguson**

0412 222 878



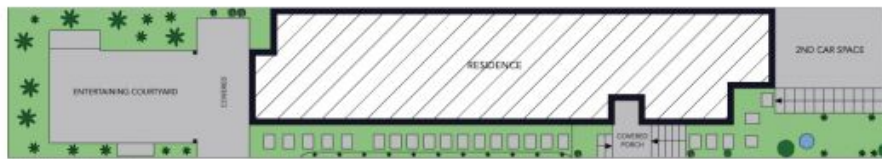
**David Hill**

0411 491 122

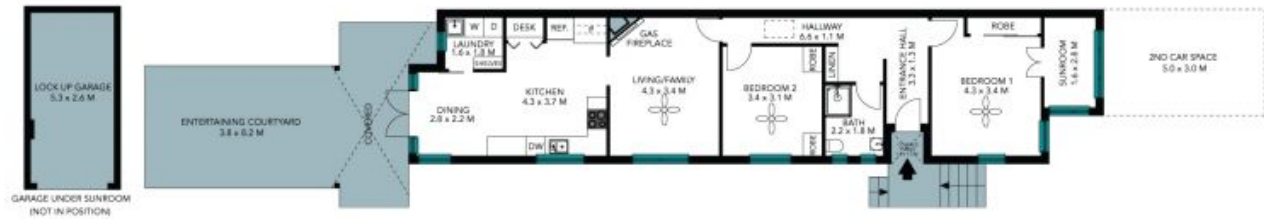
48 Cammeray Road  
Cammeray



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.