

MAGNESIUM 37: IP SPECIFICATION

Fixed Price - Full Turnkey

Cameron Grove Estate - Edgeworth NSW

1113 Northridge Drive Cameron Park NSW 2285



\$1,786,220

Cameron Grove Estate is a master-planned residential community nestled at 28 Breakwell Road in Cameron Park, New South Wales. Designed around convenience and connectivity, it offers a vibrant, family-friendly lifestyle just a short drive from the Newcastle CBD, the scenic Lake Macquarie and the Hunter Valley wine region. The estate combines quality land parcels and full turn-key home options with access to local amenities including shopping, cafés, parks and playgrounds, while major arterial roads like the M1 and Hunter Expressway make commuting straightforward. Spanning approximately 300 hectares, Cameron Grove Estate has been thoughtfully planned to support a growing community with a range of lot sizes from around 450 m² to over a hectare, accommodating everything from first homes to spacious family residences. Within the estate

LAND PRICE \$549,000	LAND SIZE M ² 531.0
BUILD PRICE \$1,237,220	BUILD SIZE M ² 346.82
LAND REGISTRATION Registered land	EST. RENTAL RETURN P/W \$1500/\$1600

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FLOOR PLAN

EACH DWELLING

Total Area

346.82 m²

4

2

1

The First Floor plan is symmetrical around a central vertical axis. It features four bedrooms: two labeled 'Bed 1' (3.6 x 3.1) and two labeled 'Bed 2' (2.9 x 3.1). There are also two 'Bed 3' (2.9 x 3.0) and two 'Bed 4' (2.6 x 3.0) rooms. The central area includes two 'Gallery' spaces (2.5 x 4.9), two 'Study nook' areas, two 'Wir' (wardrobe) spaces, and two 'Bath' rooms. Each bedroom has an associated 'Robe' (closet) area. The plan also shows two 'Ens' (ensuite) rooms and two 'Linen' closets.

First Floor

The Ground Floor plan is symmetrical around a central vertical axis. It features two 'Family' rooms (5.5 x 3.4), two 'Kitchen' areas (2.7 x 3.1), and two 'Dining' areas (2.7 x 3.1). There are two 'Single Garage' spaces (3.0 x 5.5), two 'L'dry' (laundry) rooms, two 'Wc' (water closets), two 'Sto.' (storeroom) areas, and two 'Entry' spaces. The plan also shows two 'Alfresco' areas (5.7 x 1.5) and two 'Porch' areas (1.8 x 1.0).

Ground Floor

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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