



# SOLD

## THE EPITOME OF OVER 50S LIVING

Welcome to the epitome of tranquil lakeside living at Valhalla, an exclusive over 55's lifestyle community nestled on the picturesque shores of Lake Macquarie. Immerse yourself in the welcoming embrace of a boutique enclave, where a vibrant neighborhood ambiance awaits, complemented by an engaging social calendar.

Indulge in the myriad amenities at Lakeside, your gateway to a lifestyle of leisure and camaraderie. The clubhouse, swimming pool, BBQ area, library, games room, and even a vegetable garden offer a plethora of social opportunities. With on-site management ensuring security and convenience, you can relish the carefree lifestyle you deserve.

This property not only boasts an inviting community but also offers a host of advantages. Bid farewell to stamp duty, embrace the potential for capital gains retention, and revel in the absence of exit fees. Affordable weekly site fees further enhance the appeal of this lakeside haven.

Step inside the villa and discover a modern open-plan design that seamlessly integrates with a well-appointed kitchen boasting ample storage and a dishwasher. Harness the power of the sun with a 3kw solar panel system featuring 12 panels, ensuring an environmentally conscious and cost-effective energy solution. Remarkably, the current owners pay a mere \$136 annually for electricity.

Enjoy the luxury of a fully enclosed sunroom, providing the perfect spot to bask in the serenity of your surroundings. The tandem double garage with internal access adds a touch of convenience to your lifestyle. The main bedroom comes complete with an ensuite, while all bedrooms feature mirrored wardrobes. Tiled throughout the living areas and adorned with new carpet in the bedrooms, this villa exudes both style and comfort.

Don't miss the opportunity to make this lakeside retreat your home. Embrace the freedom of lakeside living, where every day is a celebration of community, leisure, and the serenity of Lake Macquarie. Secure your slice of paradise with affordable site fees and a property that epitomizes the best in over 55's lifestyle living.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$537,500

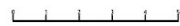
OPEN FOR INSPECTION:  
N/A



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317/25 Mulloway Road  
Chain Valley Bay



Total Internal Floor Area: 148 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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