



SOLD

2 BEDROOM VILLA WITH WATER VIEWS!!!

Experience affordable serene waterfront living in this charming 2-bedroom, 1-bathroom villa located in an over 50s village. Boasting picturesque water views and a range of modern conveniences, this property offers a peaceful and comfortable lifestyle. Here's what awaits you:

- 2 Bedroom, 1 Bathroom Villa: Enjoy comfortable living with two bedrooms and a well-appointed bathroom.
- Water Views: Wake up to stunning water views every day, creating a tranquil atmosphere that soothes the soul.
- Front Deck: Relax and soak in the scenery from the front deck, perfect for enjoying your morning coffee or evening drinks.
- Large Sunroom: Entertain guests or simply unwind in the spacious sunroom, offering versatile living space with abundant natural light.
- Built-in Wardrobes: Both bedrooms feature a built-in wardrobe, providing ample storage space.
- Separate Laundry: Convenient separate laundry area for added functionality.
- Open Plan Living, Dining, and Kitchen: Experience seamless living with an open-plan layout, creating a welcoming space for relaxation and entertainment.
- Backyard with Shed: The backyard features a shed, offering additional storage space for your convenience.
- Double Car Carport: Park with ease in the double car carport, providing shelter for your vehicles.
- Split System Air Conditioning: Stay cool in summer and cozy in winter with split system air conditioning for year-round comfort.
- Gas Heating: Enjoy efficient and cost-effective heating with gas heating during the cooler months.

Over 50s Village Location:

Situated in an over 50s village, this property offers a community-focused lifestyle with easy access to shops, medical facilities, and the M1 as well as park amenities such as a new swimming pool, barbecue areas, community hall and library. Plus, with waterfront proximity, you'll experience the tranquility of coastal living right at your doorstep.

Weekly Site Fees:

Benefit from affordable weekly site fees of just \$205, ensuring cost-effective living in this desirable location.

2 BED | 1 BATH | 2 CAR

PRICE:
\$360,000

OPEN FOR INSPECTION:
N/A



Brad Barker
0413875833
bradbarker@atrealty.com.au
www.atrealty.com.au



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.

Buff Point

Total Internal Floor Area: 72 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

Brad Barker
0413875833
 bradbarker@atrealty.com.au
www.atrealty.com.au

