



**SOLD**

## IF LOCATION IS IMPORTANT.....

This beautifully presented 2-bedroom villa is a rare find with the peace and quiet of being positioned in an over 50s village. To add to the serene feel of this property, it has peaceful views across to the nearby lake from your front veranda. Large private rear courtyard to relax in with undercover entertainment area. Presented in very good condition, this spacious villa is in easy flat walking distance to the Sunshine Plaza shopping precinct, local transport and waterfront park nearby. Low Body corporate fees with the small lawn at the front of the villa being beautifully maintained by the body corporate as well as the common gardens.

- \*Money saving solar power
- \* Spacious living and dining
- \* 2 spacious bedrooms including ensuite to main bedroom
- \* Separate laundry
- \* Front veranda as well as a rear private courtyard.
- \* Single remote lock up garage and garden shed
- \*Peaceful and quiet location
- \* Level access to transport & Sunshine Plaza
- \*Low body corporate levy's

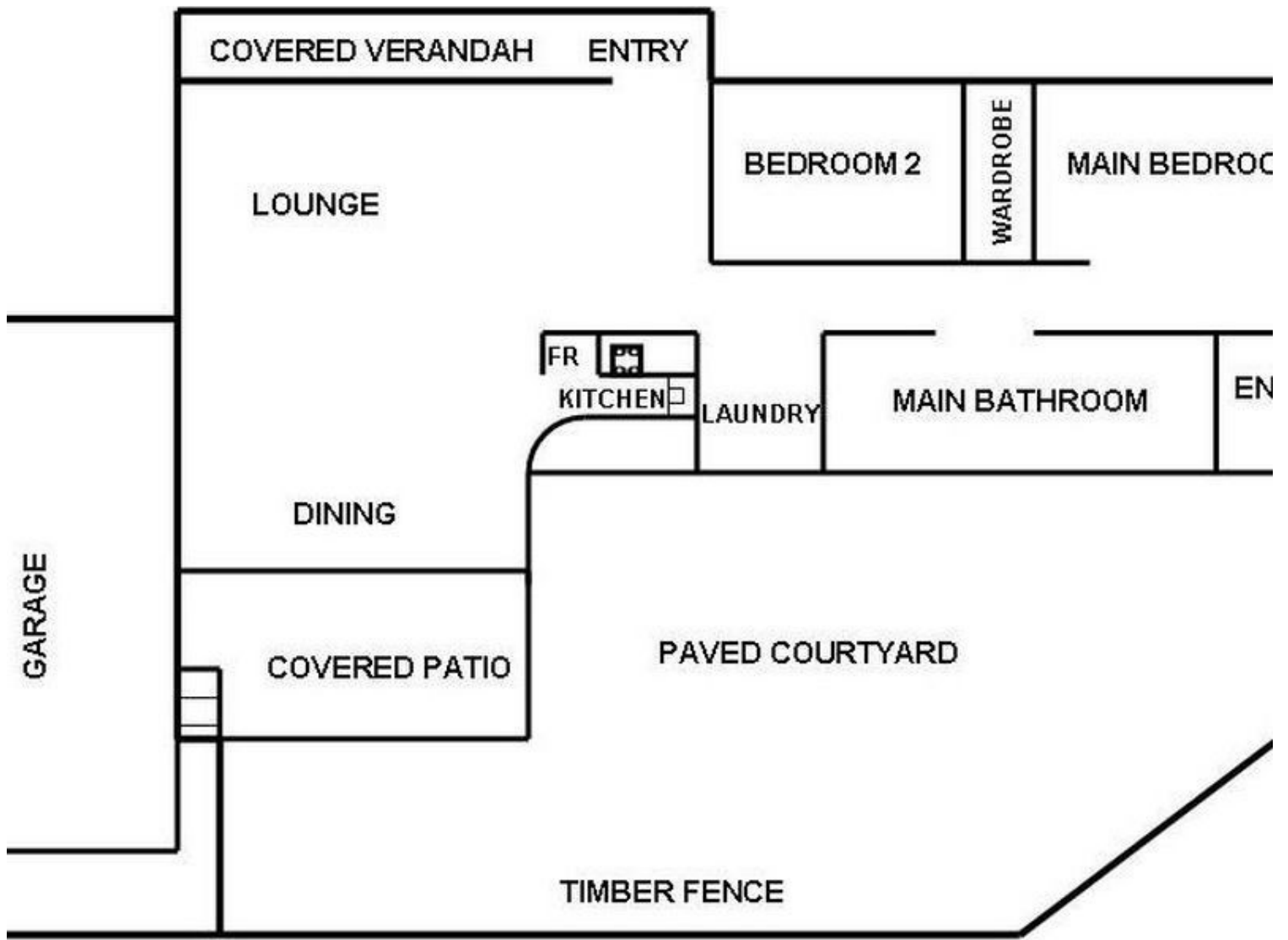
**2 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$340,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Roger Watson**  
**0428760476**  
rogerwatson@atrealty.com.au  
[www.atrealty.com.au](http://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.