



FOR SALE

MOTIVATED VENDORS, MUST SELL!!!

Spacious 2-Bedroom Over 55s Villa in The Grange Village!

This beautifully designed 2-bedroom, 1-bathroom villa offers comfortable, low-maintenance living in the highly sought-after over 55s community at The Grange Village. With modern features and plenty of space, this home is ideal for relaxed, independent living.

- Open Plan Living, Dining, and Kitchen Areas: A seamless, open layout perfect for easy living and entertaining.
- Main Bedroom with Walk-In Robe: Generously sized main bedroom with a convenient walk-in wardrobe.
- Second Bedroom with Built-In Wardrobe: Ample storage in the second bedroom with a built-in wardrobe.
- Large Kitchen with Gas Cooking: Spacious kitchen featuring gas cooking, ideal for meal preparation.
- Separate Laundry Room: Added convenience with a dedicated laundry space.
- Large Enclosed Deck & Sunroom: Enjoy outdoor living year-round on the large enclosed deck and sunny back sunroom.
- Fully Wheelchair Accessible: Thoughtfully designed with full wheelchair accessibility throughout the home.
- Split System Air Conditioning: Stay comfortable year-round with split system air conditioning.
- Single Car Carport with Extra Driveway Space: Secure parking with additional space for guests.
- 3 Guest Carpark Spaces: Ample parking for visitors.

The Grange Village Features:

- Resort-Style Community Clubhouse: A modern clubhouse for socialising and events.
- Swimming Pool: Relax by the resort-style pool.
- Community Garden: Engage in the village's community garden.
- Library: Enjoy quiet time with a good book in the village library.
- Men's Shed Group: Join the men's shed group for hobbies and projects.
- Outdoor BBQ Area: Entertain friends and family in the outdoor BBQ area.
- Onsite Management: Dedicated onsite management ensures peace of mind.

Located in a vibrant and friendly community, this villa offers all the amenities you need for a

2 BED | 1 BATH | 1 CAR

PRICE:

\$400,000 - \$440,000

OPEN FOR INSPECTION:

N/A

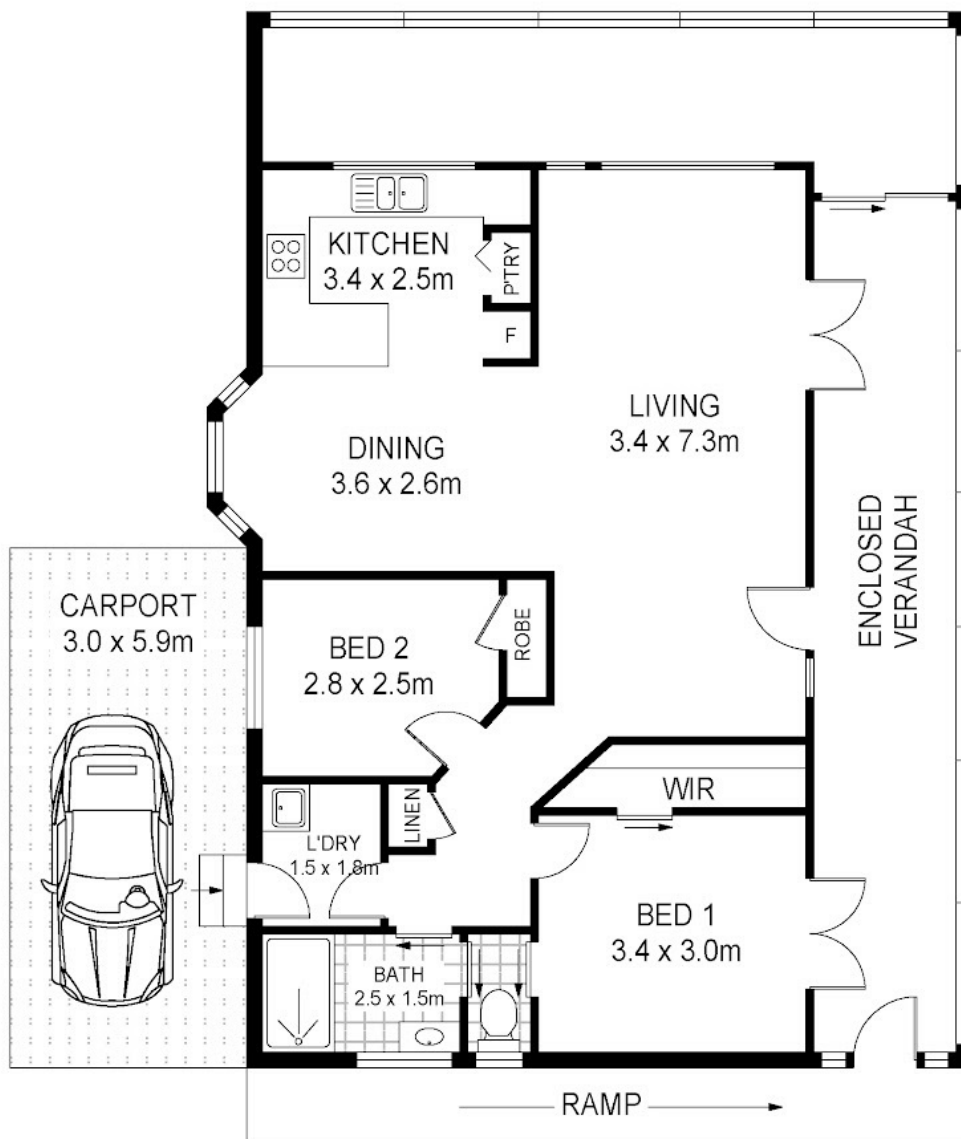


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

143/4 GIMBERTS ROAD
Morisset

Total Internal Floor Area: 124 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.

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