## 148/2 SALIENA AVENUE **LAKE MUNMORAH**







## **FOR SALE**

## EXCEPTIONAL HOME IN PREMIER LIFESTYLE VILLAGE

This exceptional, low-maintenance three-bedroom home offers a safe, vibrant lifestyle within the sought-after Hampshire Lifestyle Village at Lake Munmorah, an over-55s community known for its leisure and comfort.

Nestled on a desirable boundary site with a peaceful bushland backdrop, this home features:

- Prime location in the village.
- Close proximity to the heated pool, tennis court, and gymnasium.
- Three bedrooms, with built-in robes in two
- Open-plan kitchen with built-in oven, dishwasher, induction cooktop, and large pantry.
- Spacious two-way bathroom with a large shower, plus an additional powder room.
- Split system air conditioning throughout, plus ceiling fans.
- Single remote-controlled garage for security of your vehicle
- Low-maintenance backyard + an enclose outdoor area for extra storage or entertainement.
- Solar panels and energy-efficient downlights throughout.

Enjoy a lively community atmosphere with regular social events, activities, and clubs to match a range of interests. Ideally located near Lake Munmorah Shopping Centre, offering local cafes, a chemist, bakery, and specialty shops, and with easy access to scenic Lake Munmorah and beautiful coastal areas.

Community facilities include:

- Modern clubhouse
- Professional 7-rink bowling green
- Outdoor and heated indoor pools
- Full-size tennis and pickleball courts
- Gymnasium
- Pet-friendly policies

## 3 BED | 2 BATH | 1 CAR

PRICE:

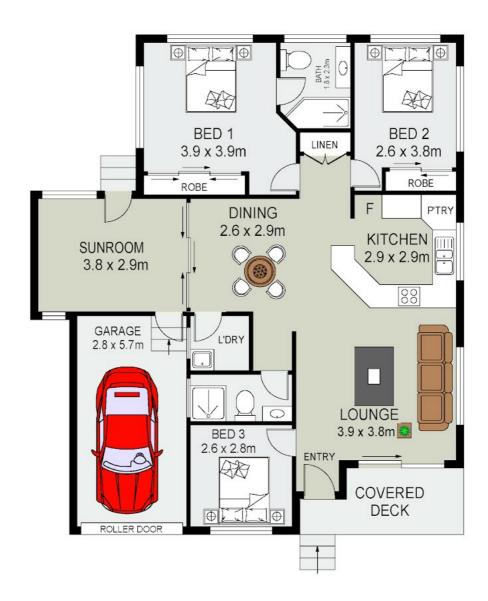
\$630,000

**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.

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Total Internal Floor Area: 94 sqm

