



# 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 enclosed outdoor area for extra storage or entertainment.
- 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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Lake Munmorah

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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 measurements.

Total Internal Floor Area: 94 sqm

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