



**SOLD**

## RESORT-STYLE LIVING WITH FINANCIAL FREEDOM - OVER 55'S LIFESTYLE COMMUNITY

Discover a New Way of Living – Secure, Vibrant & Hassle-Free

Welcome to Stratford Gardens, a premium gated lifestyle community in Tahmoor, designed exclusively for over-55s seeking independent living in a single level freestanding dwelling. This stunning gated community offers privacy, security, social connection, independence, and an active, low-maintenance lifestyle. This beautifully designed 2-bedroom, 2-bathroom home with a double garage offers not just comfort and elegance, but a new level of financial freedom through our Land Lease model.

### The Benefits of Land Lease Living

Stratford Gardens is a Land Lease Community, meaning you own your home outright while leasing the land it sits on. This unique model offers a range of financial advantages:

- No Stamp Duty – Save thousands when purchasing your home.
- No Council Rates – More money in your pocket every month.
- Retain Capital Gains – Enjoy full ownership benefits if you choose to sell.
- No Entry or Exit Fees - Peace of mind investing
- Potential Government Rental Assistance – Eligible residents can receive rental subsidies for added affordability.

This means you can free up capital, enjoy a lower cost of living, and spend more time doing what you love - without the financial burdens of traditional homeownership.

### A Home Designed for Comfort, Space & Accessibility

Designed with accessibility in mind, this home features wide doorways and thresholds for ease of movement, ensuring long-term comfort and convenience.

Step inside and experience open-plan living at its best, where the kitchen, dining, and living areas seamlessly connect, creating a bright and welcoming space to relax or entertain. The modern kitchen boasts stone benchtops, quality appliances, and ample storage and walk-in pantry, perfect for hosting family and friends.

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

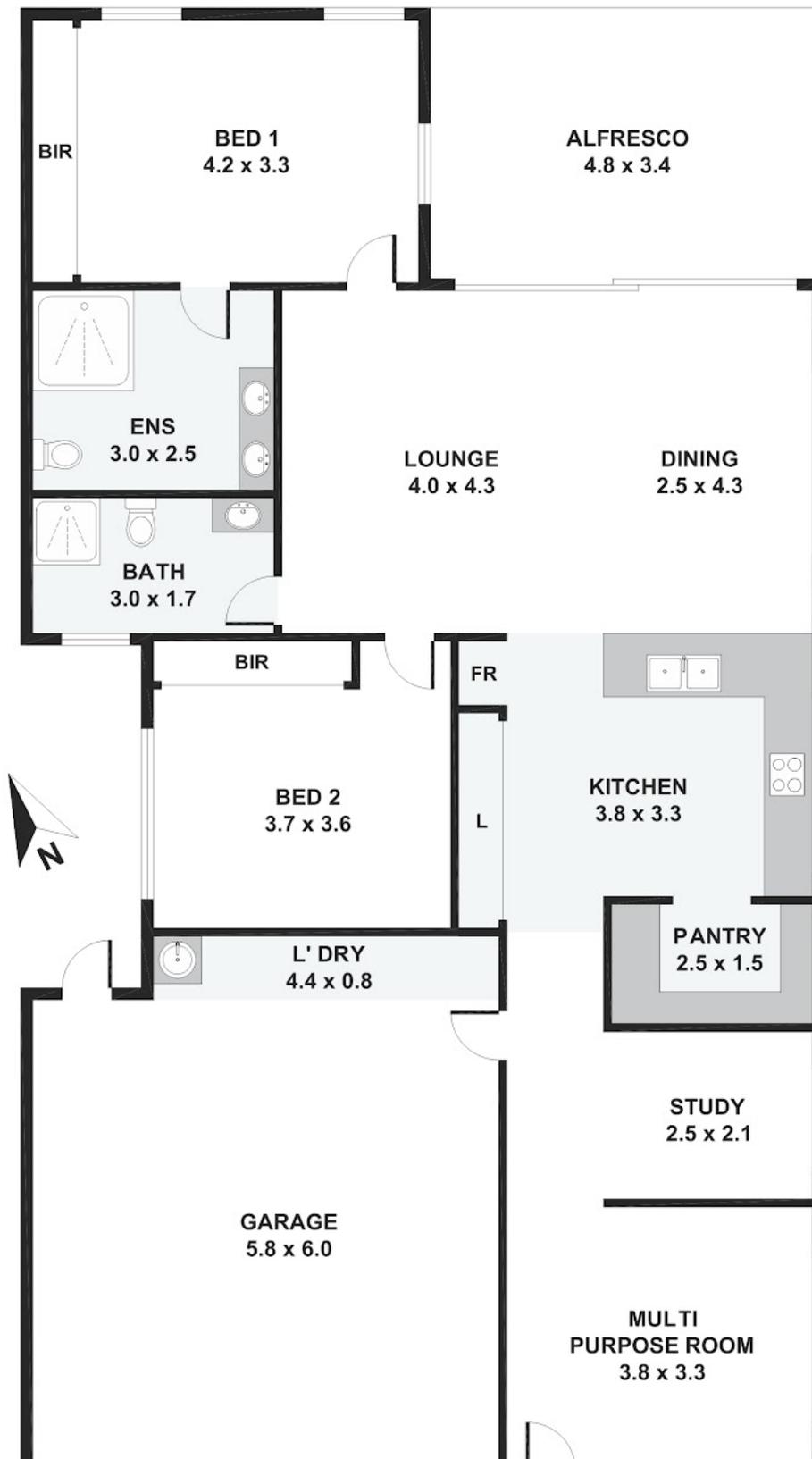
**PRICE:**  
**\$745,000**

**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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.