



FOR SALE

PRIVATE CORNER POSITION WITH PARK OUTLOOK

Imagine stepping out of your front door onto a wide green space, where neighbours wave good morning and friends are only a short stroll away. This is the life waiting with this stunning premium corner position home in the sought-after Stratford Gardens Over-55s Lifestyle Community.

Why Buyers Love Stratford Gardens

Land Lease Benefits: No Stamp Duty, No Entry/Exit Fees, No Body Corporate. You keep 100% of your capital gains.

A safe, gated environment with like-minded neighbours.

Pet-friendly, connected, and designed for true independence.

A warm, welcoming neighbourhood of like-minded people.

The Home

This beautifully finished residence offers both style and practicality:

- * 2 Bedrooms + Multi-Purpose Room + Study: flexible space for hobbies, guests or work.
- * 2 Bathrooms: with quality finishes.
- * Double Garage: secure and convenient.
- * Plantation Shutters & Outdoor Blinds: all window treatments included.
- * Light-filled Corner Block: backing directly onto Central Park for privacy and greenery.
- * Easy stroll to community facilities and ample visitor parking.

Location That Works for You

- * Living here means true independence. Within easy walking distance you'll find:
- * Medical Centres & Pharmacies: healthcare peace of mind just minutes away.
- * Tahmoor Train Station: direct line to Sydney and the Southern Highlands.
- * Woolworths, Aldi & Groceries: daily essentials without the drive.
- * Local Cafés & Restaurants: perfect for coffee catch-ups and dinners out.
- * Community Clubs & Services: everything designed around connection and convenience.

The Lifestyle You Deserve

Stroll to the clubhouse for morning coffee, join in a community event, or simply enjoy the peace of your private garden with a parkland outlook. This home blends independence with community,

2 BED | 2 BATH | 2 CAR

PRICE:

\$770,000 - \$820,000

OPEN FOR INSPECTION:

Sep 6 at 10:00am - 10:30am



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FLOOR PLAN

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.