



## FOR SALE

### NEW & PET FRIENDLY - OVER 55S VILLA

Welcome to relaxed lakeside living in this new, modern 2-bedroom villa located within the highly sought-after Ingenia Lake Macquarie village. Designed for comfort and low-maintenance living, this beautifully appointed home offers everything you need to enjoy the next chapter in style.

#### Property Features:

- 2 Comfortable Bedrooms
- Contemporary Kitchen
- Split System Air Conditioning
- Modern Bathroom
- Front Deck
- Single Carport

#### Park Facilities:

- Pet friendly
- Sparkling Swimming Pool
- Kayak Hire & Water Sports for active outdoor living
- Jump Pad – Great for visiting grandkids
- EV Charging Station
- BBQ Areas & Camp Kitchen – Entertain family and friends with ease
- Laundry Facilities – Onsite convenience

Enjoy peaceful surrounds, a friendly community, and close proximity to the lake – all within this vibrant over-55s park. Whether you're downsizing or seeking a lifestyle change, this villa is ready for you to move in and enjoy.

Don't miss your chance to secure a slice of lakeside living!

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2 BED | 1 BATH | 1 CAR

#### PRICE:

\$250,000 - \$270,000

#### OPEN FOR INSPECTION:

N/A

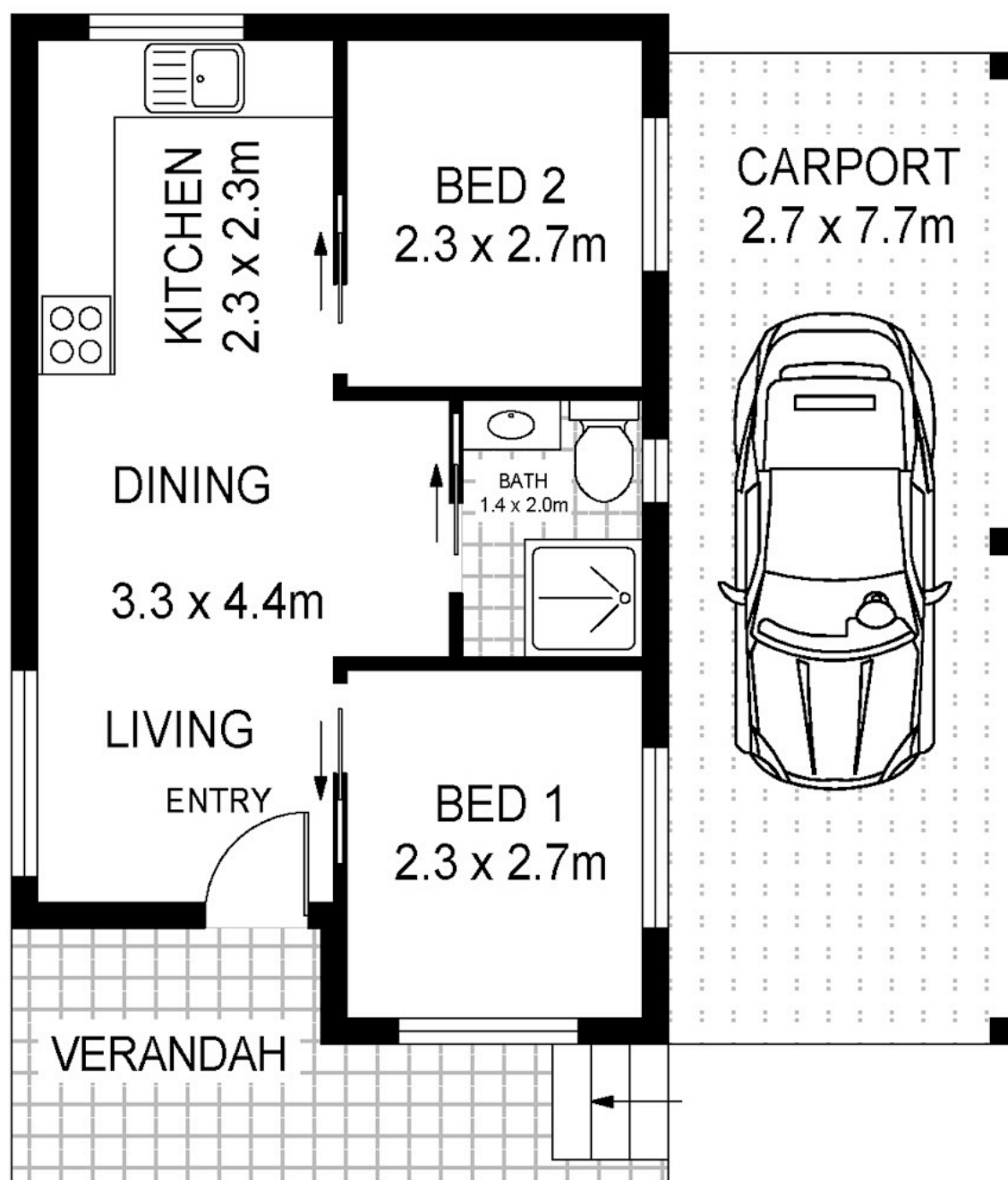


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

0/20 MONTEREY AVENUE  
MANNERING PARK

Total Internal Floor Area: 38 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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