



## FOR SALE

### A HOME THAT FEELS CALM, CONNECTED AND JUST RIGHT

Some homes feel busy. This one feels settled.

Set quietly at the rear of the community, this Lilly design offers something many buyers ask for and rarely get; a peaceful green outlook instead of another roofline. No rear neighbours. Just space, light and a sense of calm that hits the moment you walk in.

Inside, the home is beautifully balanced.

The colour palette is soft and confident, plantation shutters frame each room, and the sheer curtains across the rear slider let the light pour in while keeping privacy intact. It's stylish without trying too hard; a home that simply feels good to live in.

With a single garage, low-maintenance layout and thoughtful finishes throughout, this is a home designed for ease, not upkeep.

Where this home really shines is the lifestyle it connects you to.

As a resident, you enjoy full access to resort-style community amenities, including:

- \* A beautifully appointed Clubhouse for social events and gatherings
  - \* Private cinema for movie nights without leaving home
  - \* Bar area perfect for Friday drinks with friends
  - \* Indoor swimming pool for year-round use
  - \* Fully equipped gym
  - \* Sauna for wellness and relaxation
  - \* Landscaped common areas designed for connection and calm
- This is not just downsizing; it's rightsizing your life.

Why buyers love Stratford Gardens:

- \* Secure, welcoming land lease community for over-55s
- \* You own your home and enjoy freedom without the burden of traditional ownership costs
- \* Beautiful shared spaces, social connection and on-site support
- \* A community where neighbours know your name — and respect your space

Location that makes life simpler:

2 BED | 2 BATH | 1 CAR

PRICE:  
\$690,000

OPEN FOR INSPECTION:  
N/A



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