

**SOLD**

## RELAXED LAKESIDE LIVING – 181/71 RUTTLEYS ROAD, WYEE

Located in the popular Jasmine Lakeside Village, this spacious 2-bedroom villa offers a unique blend of comfort, convenience, and lifestyle. Whether you're upsizing from park living or downsizing from a full house, this property has everything you need — and more.

Set on a generous block with a large yard, the home features a sunroom, a large kitchen with gas cooking, and a bathroom with bathtub. The main bedroom includes a walk-in wardrobe, and the covered front deck is perfect for morning coffees or peaceful afternoons.

What truly sets this home apart is the detached brick outhouse, complete with its own shower and toilet, ideal for guests or additional convenience.

### Key Features:

- 2 bedrooms, main with walk-in robe
- Large kitchen with gas cooking
- Bathroom with bathtub
- Sunroom for extra living space
- Brick outhouse with shower & toilet
- Covered front deck
- Large yard
- Single car carport

### Village Amenities – Jasmine Lakeside Village:

- Lake access with private boat ramp
- Caravan & boat storage
- 2 swimming pools
- Tennis court
- Community hall & activities
- All-ages village

Just minutes from the M1 motorway, local shops, and transport links, this home offers a perfect lifestyle upgrade in a community-focused, lakeside setting.

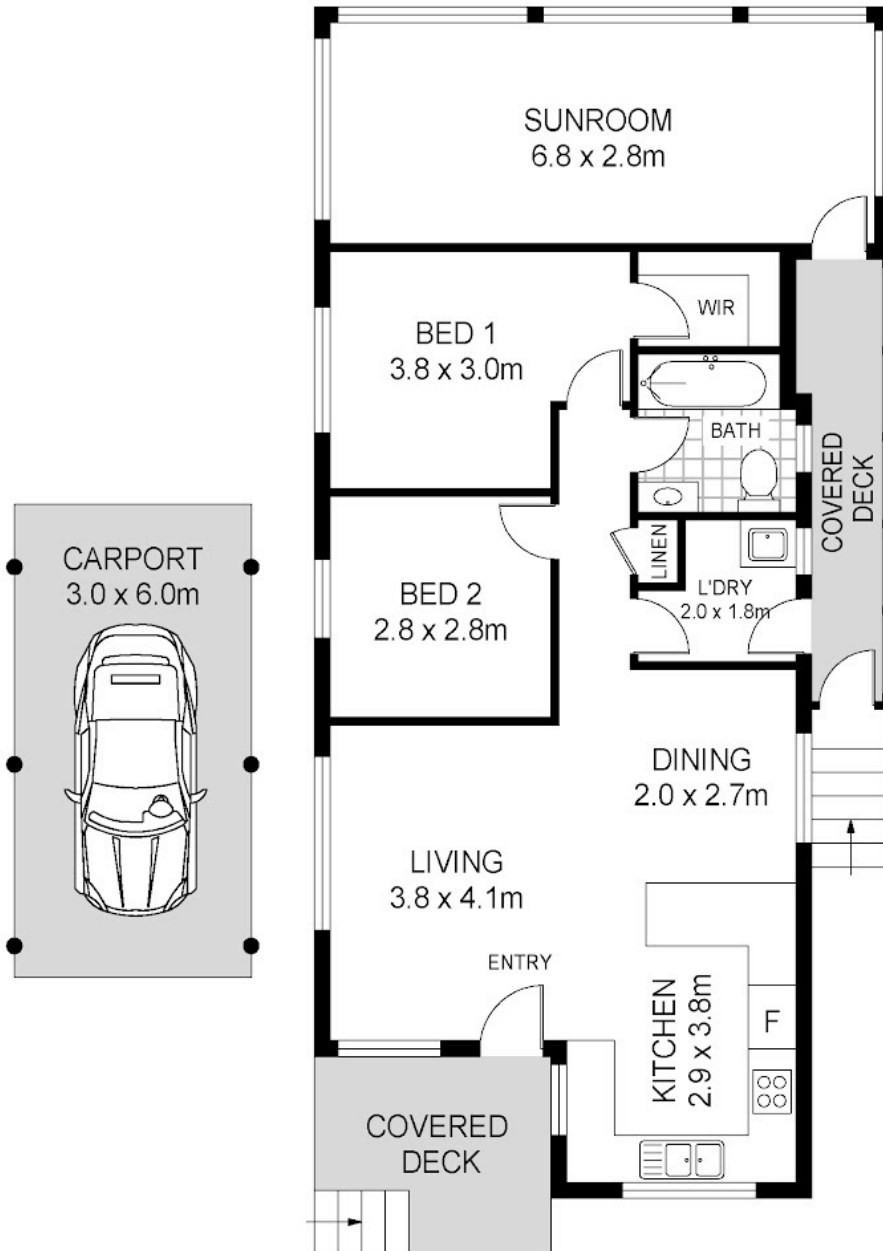
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$345,000

**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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Total Internal Floor Area: 92 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.

