



**SOLD**

**PICTURESQUE, PEACEFUL AND PRIVATE.  
CANAL FRONTAGE - RARELY AVAILABLE.**

Canal Frontage properties are rarely available. Plus this home has even more to offer!! Its fantastic floor plan where the living areas with large windows and glass sliding door have beautiful views of the canal with it's natural beauty and bird life. The fabulous outdoor courtyard and undercover entertainment area are also larger than usual, you will be spoilt here with plenty of room to invite family and friends for lunch, or just sit back and relax soaking in this beautiful atmosphere in privacy. Also, did I mention this area is facing east, morning sun and cool afternoons - it doesn't get any better than this!

- \* 2 spacious bedrooms, built-ins, fans and new awnings on front windows.
- \* 3 way bathroom, large vanity, walk in shower and separate bathtub (great for the grandkids), separate toilet.
- \* The laundry is fitted out with storage area and plenty of space for study/hobby room.
- \* Open plan lounge and dining rooms, all with plenty of space for your furniture.
- \* The kitchen is well equipped with stove top, wall oven and rangehood. Large pantry and storage areas.
- \* Reverse cycle air conditioning for year round comfort. Solar panels. Garden shed.
- \* Quality flooring throughout. New awnings all around the exterior of the house.
- \* New pull down café blinds creating another room in the outdoor all weather al fresco area.
- \* Remote control garage door. New guttering the house is very well maintained.

Overview of Noble Lakeside Village.  
Noble Lakeside Village for over 50's singles or couples, that are considering moving into a great community to call home. 'Resort Style Living'. This is a PET FRIENDLY environment with lovely walkways around the village. Set on 25 acres there is space between all the homes, no common walls.

There are 3 Club houses: (some photos included)  
The Lakeside Clubhouse, has a huge deck overlooking the lake and this is where the monthly social dinners, concerts and special dates celebrated eg. Australia Day etc. There is a full-size pool table and social game days in place, for those wishing to join in. There is also, weekly card games and social darts nights.

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

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



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