



**SOLD**

## SPACIOUS 3-BEDROOM VILLA WITH LAKE VIEWS & LIFESTYLE!!!

Positioned in the popular Jasmine Lakeside Village and just a stone's throw from the water, this spacious 3-bedroom villa is perfect for those seeking comfort, convenience, and a relaxed lifestyle.

The home features a large kitchen with gas cooking, gas heating, and two reverse cycle system air conditioners for year-round comfort. All three bedrooms include built-in wardrobes, and the bathroom offers the added bonus of a bathtub. An enclosed sunroom captures lovely lake views, while the fully fenced backyard and large shed provide space and practicality rarely found in village living.

The covered front porch is ideal for morning coffees or quiet afternoons, making this property a true lifestyle package.

### Key Features:

- 3 large bedrooms, all with built-in wardrobes
- Spacious kitchen with gas cooking
- Bathroom with bathtub
- Gas heating & reverse cycle air conditioners (living & main bedroom)
- Enclosed sunroom with lake views
- Fully fenced backyard
- Large shed
- Covered front porch
- Single car carport

### Village Amenities – Jasmine Lakeside Village:

- Direct lake access with private boat ramp
- Caravan & boat storage
- Two swimming pools
- Tennis court
- Community hall & activities
- All-ages village

Only minutes from the M1 motorway, shops, and transport, this home offers an easy, low-

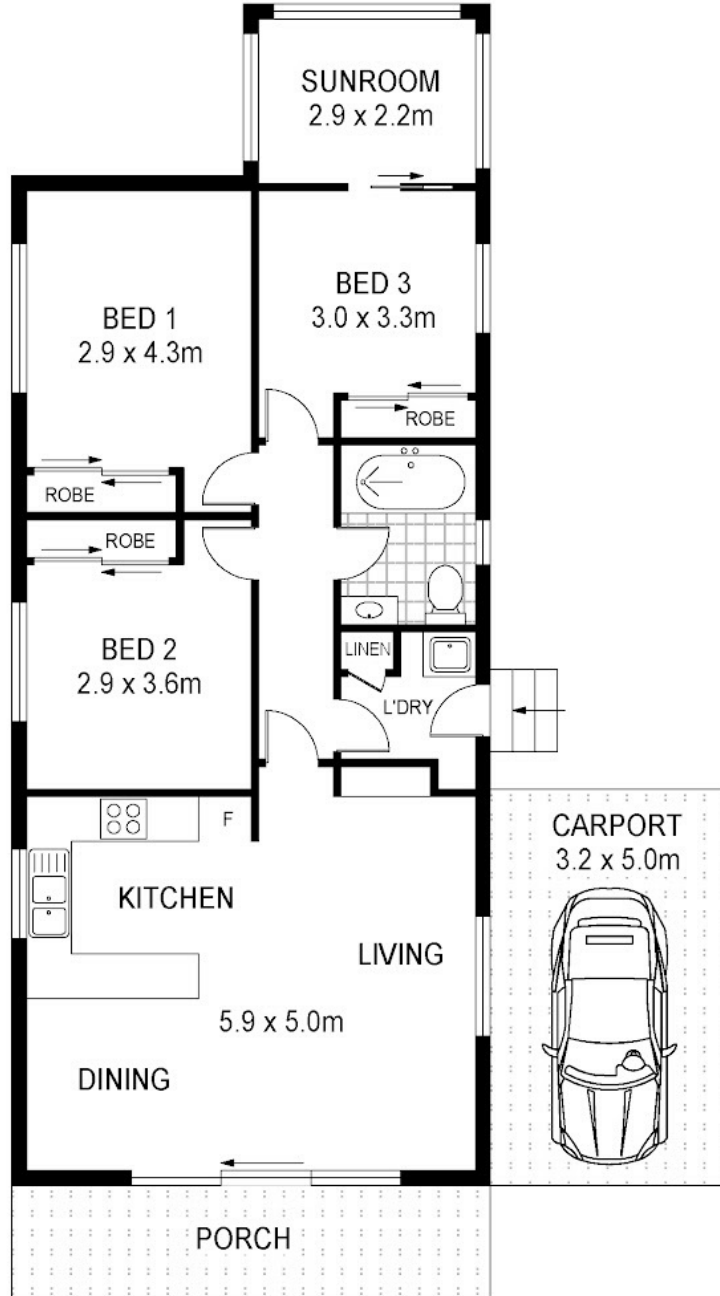
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$377,500**

**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.

165/71 Rutleys Road  
Wye

Total Internal Floor Area: 94 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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