



## FOR SALE

### SPACIOUS MODERN LIVING WITH ITS OWN BACKYARD!

Experience the perfect blend of relaxed retirement living and resort-style amenities in this exceptional three bedroom villa in the highly sought after Lakeside Leisure Village. Set within a premium retirement community, this thoughtfully designed residence offers the ideal balance of comfort, security, and leisure.

This neat and tidy home showcases three generously sized bedrooms each equipped with built-in robes and the master featuring an ensuite, multiple spacious living areas, secure carport for multiple cars and multiple storage options for all your storage needs.

Additional property features include ceiling fans throughout, air-conditioning, plantation shutters, electric shutters on exterior at the front and rear of home, a private fully fenced backyard, endless kitchen cupboards and bench space plus much more.

Step outside to discover an array of lifestyle amenities that set this community apart:

- Resort-style inground swimming pool
- Full-size tennis court
- Covered entertainment area
- 3-Rink Bowling Green

Lake Munmorah offers a serene coastal lifestyle with everything at your doorstep including stunning coastal walks and fishing spots, while the lake itself presents perfect opportunities for peaceful waterside strolls. The area boasts a strong community spirit, with local shopping facilities, medical services and public transport easily accessible.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Price Guide \$599,000 - \$649,000

#### OPEN FOR INSPECTION:

N/A

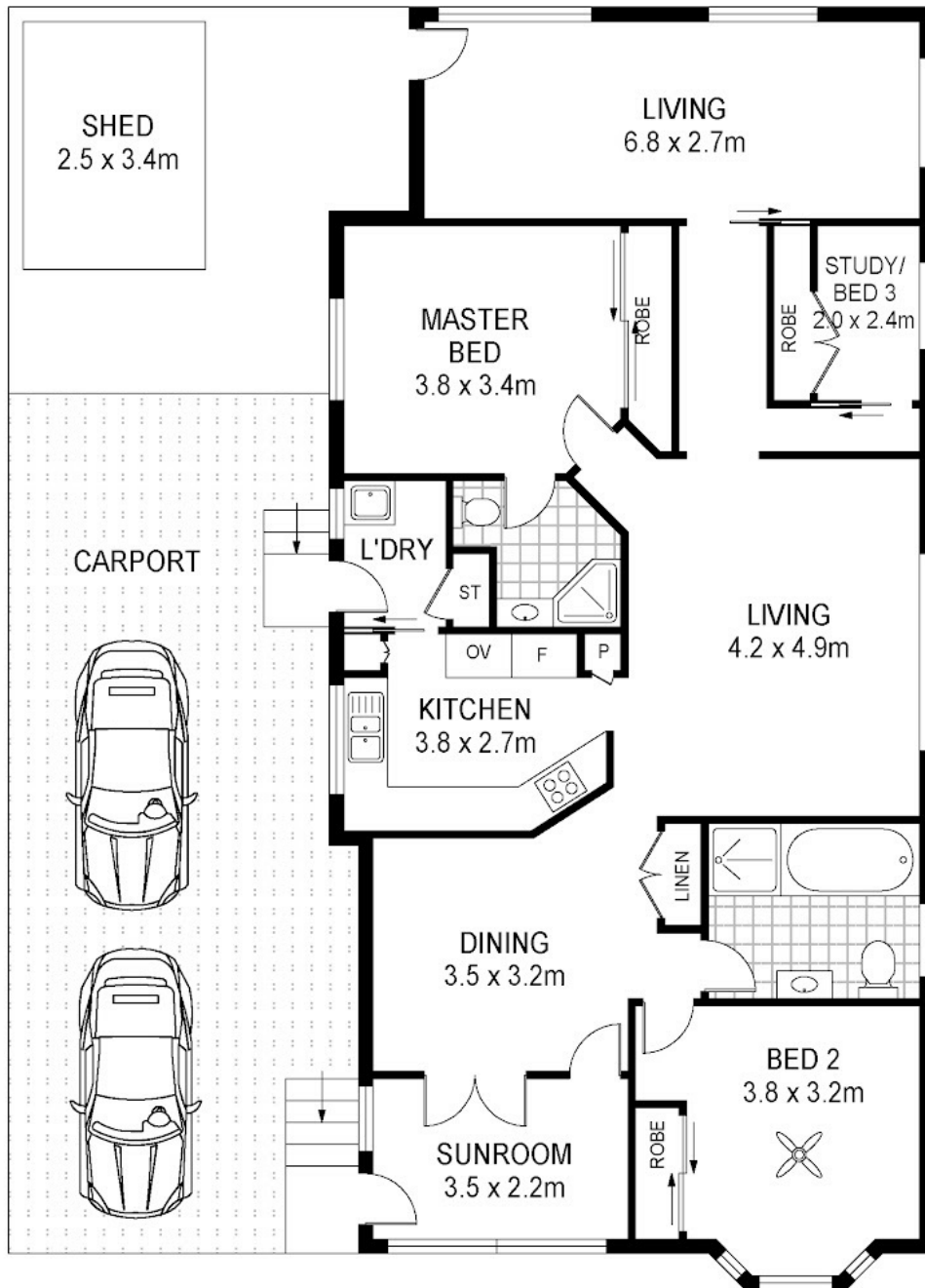


**Nick Hinchliffe**

**0451098173**

[nickhinchliffe@atrealty.com.au](mailto:nickhinchliffe@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



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.

221/51 Kamilaroo Avenue  
Lake Munmorah

Total Internal Floor Area: 138 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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nickhinchliffe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

