



## FOR SALE

### 3-BEDROOM, 2-BATHROOM VILLA IN THE HIGHLY SOUGHT-AFTER RAMADA RESORT

Positioned on a quiet street on the sought-after north-east side of the Ramada Resort Phillip Island, Villa 164 offers a fantastic lifestyle and investment opportunity. Located approximately 220 metres from the resort's Health Club, the villa enjoys easy access to the indoor heated pool, spa, sauna, gymnasium, tennis courts, BBQ areas and outdoor pools—ideal for owners and guests looking to fully embrace resort living.

This villa has had upgrades and comprises three well-proportioned bedrooms and two bathrooms, including an ensuite to the master bedroom, along with a bright and sunny open-plan living, dining and kitchen area. All bedrooms feature built-in robes, while the main bathroom includes a shower, vanity, a bath and a separate toilet.

Comfort and functionality are well catered for with high ceilings, reverse-cycle air conditioning, ceiling fans, dishwasher, washing machine and dryer. Recent updates include flooring, furniture, air conditioning and a large screen television, ensuring the property is well presented and ready for immediate enjoyment or rental.

A standout feature of Villa 164 is its two distinct outdoor living spaces. The generous north-facing entertaining deck is perfect for hosting family and friends, while the extended south-side deck, surrounded by established trees, offers a peaceful and private setting—ideal for relaxing and unwinding.

Set within 65 acres of natural bushland, Ramada Resort Phillip Island offers a relaxed holiday lifestyle just two hours from Melbourne and centrally located on the island. Resort facilities include one indoor pool, three outdoor pools, indoor and outdoor spas, sauna, gymnasiums, tennis courts, BBQ areas, restaurant, café, bar, event and conference facilities, games room, children's playground, go-karts, and much more.

These highly sought-after villas offer excellent value and flexibility.

With its quiet location, recent renovations, multiple outdoor living areas and proximity to world-class resort facilities, Villa 164 is a superb opportunity to secure your own private retreat within one of Phillip Island's most popular resorts.

What could be better than owning your very own slice of the Ramada Resort Phillip Island?

3 BED | 2 BATH | 0 CAR

PRICE:  
\$389,000

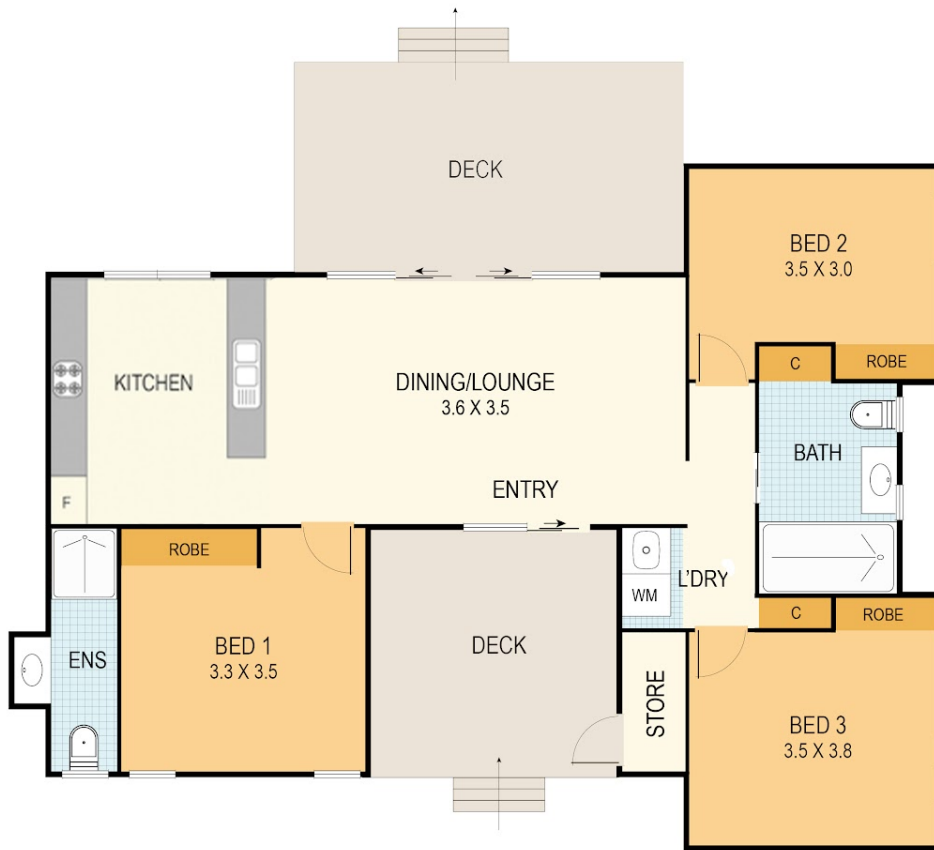
OPEN FOR INSPECTION:  
N/A



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This plan is for illustrative purposes only and should be used as such by any prospective purchasers. Purchasers are advised to carry out their own investigation, as no warranty is given to the plans accuracy.

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.