



# FOR SALE

## BEAUTIFUL 3-BEDROOM OVER 50S VILLA WITH STUNNING WATER VIEWS!

Welcome to this charming, freshly carpeted 3-bedroom, 1-bathroom villa located in the peaceful over 50s community of Ingenia Sunny Lake Shores. Offering breathtaking water views, modern living spaces, and a relaxed lifestyle, this villa is perfect for those seeking comfort and convenience.

- 3 Spacious Bedrooms: Two of the bedrooms feature built-in wardrobes, providing ample storage.
- Open Plan Living, Dining, and Kitchen: A bright and airy layout ideal for entertaining and everyday living.
- Kitchen with Island and Gas Cooking: Modern kitchen with a functional island and gas cooking for the home chef.
- Extra Toilet: Convenient second toilet for guests.
- Separate Laundry: Dedicated laundry room for added convenience.
- Covered Deck with Water Views: Enjoy stunning water views from your private covered deck, perfect for relaxing or entertaining.
- 1 Car Carport: Secure parking with a single carport.

### Community Features:

- Modern Clubhouse with Social Areas: Enjoy a variety of social spaces in the modern community clubhouse.
- Library and Billiard Table: Stay entertained with access to a community library and billiard table.
- Outdoor BBQ Area with Kid-Safe Play Area: Host gatherings with friends and family in the outdoor BBQ area.
- Community Bus: Convenient transportation with the community bus service.
- Swimming Pool and Tennis Court (Half Size): Stay active with access to the swimming pool and tennis court.
- Active Social and Wellbeing Program: Engage in a vibrant social calendar with activities designed for your wellbeing.

Located just moments from the water, this villa offers the perfect balance of comfort, community, and stunning views. Contact us today to arrange a viewing and discover your new home at

3 BED | 1 BATH | 1 CAR

### PRICE:

Price Guide \$650,000

### OPEN FOR INSPECTION:

N/A

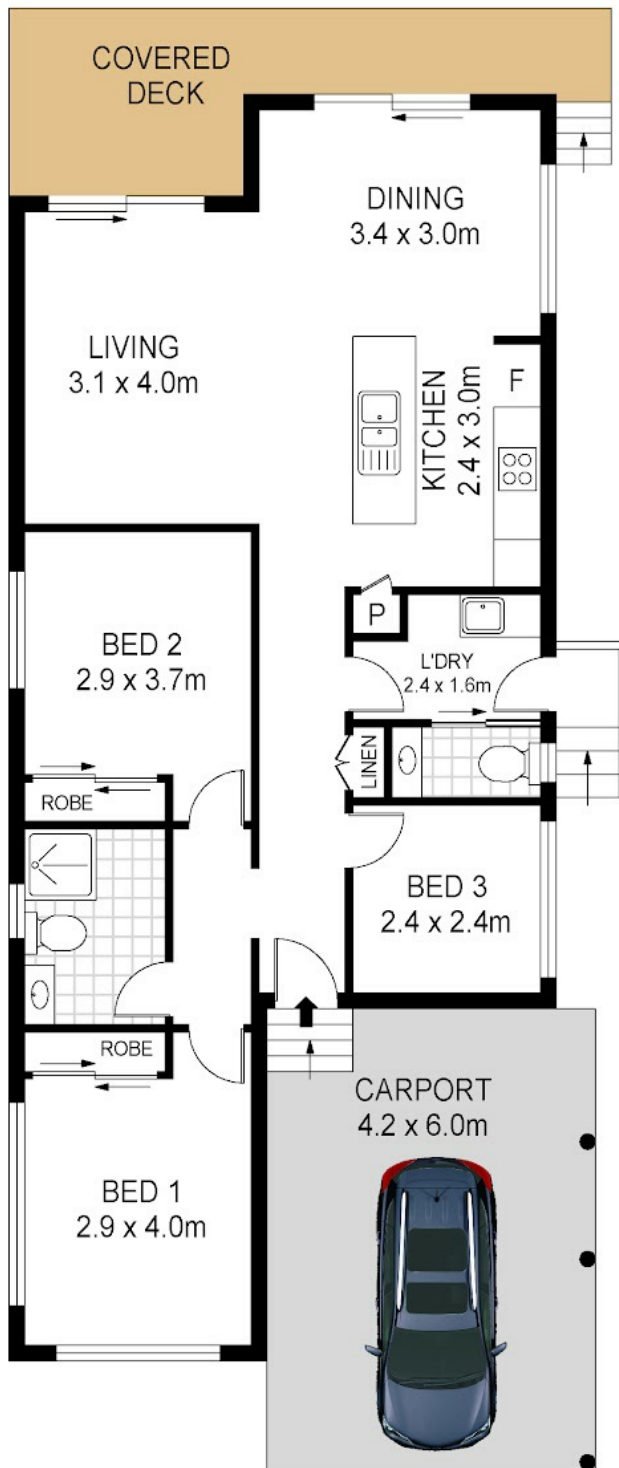


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Total Internal Floor Area: 84 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources believed to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own measurements.

