



# FOR SALE

## MODERN & SPACIOUS LIVING CLOSE TO LOCAL AMENITIES

Tucked away in one of the most sought-after Over 50s Lifestyle Villages, this immaculately renovated 3-bedroom home is designed for comfort, beauty, and effortless living. From the moment you step through the front door, you're welcomed by the warm embrace of soaring pitched ceilings that draw in natural light and accentuate the open-plan design of the living, kitchen, and dining rooms. Every space has been thoughtfully upgraded, with a seamless blend of quality, style, and practicality.

The heart of the home is a stunning Kitchen Connection designer kitchen, fitted with top-tier appliances perfect for the home cook or entertainer. Air conditioning and ceiling fans throughout ensure year-round comfort, while two bedrooms come complete with built-in wardrobes for easy, uncluttered living.

Step outside onto your front balcony or your private backyard entertaining area. The ideal setting is peaceful and private perfect for morning coffees, afternoon reading, or evening gatherings.

Community Amenities: The lifestyle village includes a wonderful pool and BBQ area, as well as a community hall, offering opportunities for socializing and recreation, and a Gym and wellness Centre to help stay in shape.

Location: The property is conveniently located close to the Toukley shopping district, which includes medical facilities, supermarkets, a library, cafes, restaurants, social clubs, specialty stores, tennis courts, and a golf club. Additionally, it's just a few minutes' drive from beautiful, patrolled beaches and lake with boat ramps.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

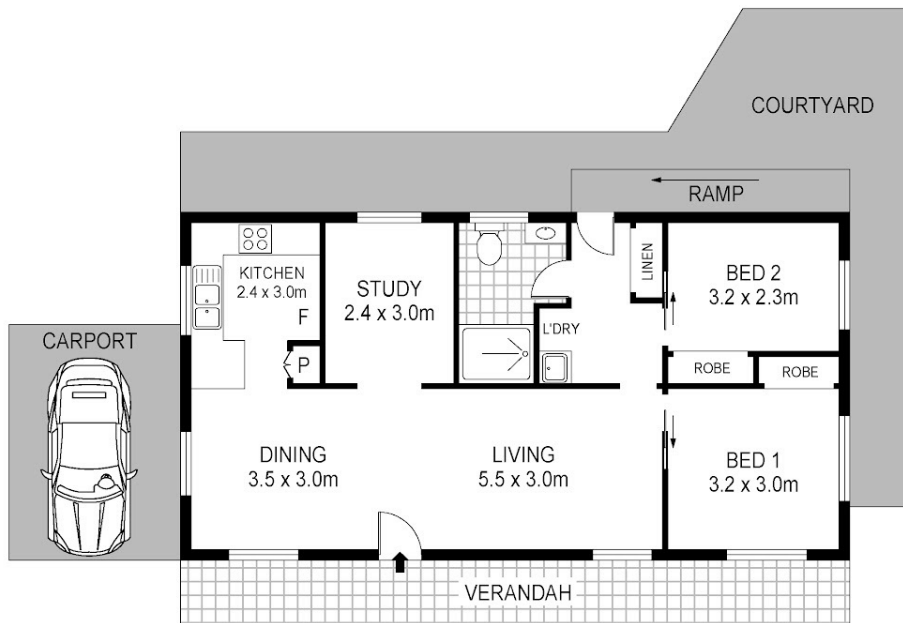
3 BED | 1 BATH | 1 CAR

PRICE:  
New to Market

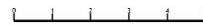
OPEN FOR INSPECTION:  
N/A



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40/2 Evans Road  
Canton Beach



Total Internal Floor Area: 74 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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