

**031/31 Molly Morgan Drive, East Maitland, NSW  
2323**



**Retirement Living For Sale**

Wednesday, 12 June 2024

031/31 Molly Morgan Drive, East Maitland, NSW 2323

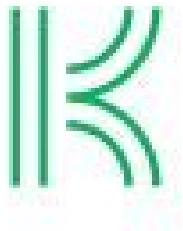
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 108 m2**

**Type: Retirement  
Living**



Trevor Barnes  
1800550550

**\$600,000**

Experience the perfect blend of comfort and convenience in this two-bedroom, single-level villa at Ashton Gardens. Enjoy a stunning sunny aspect, a welcoming community and a fabulous location within this vibrant Village. Some of the highlights of this Villa include; • Open plan living and dining • Generous kitchen with dishwasher • Two spacious bedrooms • Versatile northern living space • Air conditioning • Single lock-up garage • Separate clothes drying area • Additional second toilet

About Ashton Gardens by Keyton; Nestled in the heart of East Maitland, Ashton Gardens retirement community has been crafted to provide a tranquil and safe lifestyle in a convenient location. From the moment you choose Ashton Gardens over 55's retirement village as your new residence, you'll have everything you need for a rewarding life. Explore the lush natural surroundings, a welcoming retirement community, an active social atmosphere, and a spacious home designed with your comfort in mind. The Green Hills Shopping Centre is just a short distance away, and a variety of other conveniences, including stores, parks, public transportation, and healthcare services, are all easily accessible. Highlights of this Retirement Village include; • Clubhouse with lounge area • Social activities • Well-stocked library • Outdoor barbecue and entertaining area • Pool table • Deliveries from chemists • Pet-friendly • 24-hour emergency call system

Don't miss this opportunity to make this home your own. Enquire today and book a tour. You must be over 55 years of age to purchase a property at this Village. \*Pricing, availability of services and facilities provided in the village advertised are correct at the time of listing, but subject to change without notice. Photographs are used for illustrative purposes. Some images depict items not provided by Keyton within the units such as furniture and other decorative items. \*\*If the contract option chosen by you requires to do so, you will have to pay a departure fee when you leave this village and/or you will have to pay a departure fee when you leave this village, which will impact on the capital gains received when leaving the village, and/or you will have to share any capital gains received with the operator of this village. Keyton Realty (NSW) Pty Ltd ABN 27 138 535 823.