

137/2A Railway Avenue, Werribee, Vic 3030



Retirement Living For Sale

Sunday, 26 May 2024

137/2A Railway Avenue, Werribee, Vic 3030

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Simone Shearson
0391017867

\$350,000

This charming two-bedroom cottage features raised ceilings, reverse cycle air-conditioning and an electric fireplace to the main living area, surrounded by gardens and in prime corner block location. Enjoy open plan living with hybrid timber flooring, ceiling fans and internal shade and block-out blinds throughout the home. The functional kitchen includes an abundance of cupboard and counter space, breakfast bar, and quality electric appliances. Offering two carpeted bedrooms with built-in robe and ceiling fans, plus an additional reverse cycle air conditioning unit to the master bedroom. This established property features an updated main bathroom with modern fixtures and a separate toilet. The internal laundry comes complete with linen cupboards, while outside you will find additional features that add value to this home including storage shed, solar panels and a secure single carport with remote control door. Experience the welcoming and friendly lifestyle community and enjoy everything this delightful home has to offer. Home features:

- Two bedrooms with built-in robe and ceiling fan
- Main bedroom with air conditioning
- Single bathroom with separate toilet
- Hybrid timber floating flooring
- Open plan living with air-conditioning and fireplace
- Kitchen with an abundance of storage
- Electric oven and cooktop with rangehood
- Internal laundry with storage
- Solar panels
- Single carport with remote control door
- Storage shed
- Low maintenance gardens and lawns
- Pet Friendly

Federation Village Werribee presents an exquisite 15 acre peaceful and pristine community. With its tree-lined streets and pockets of green space, Ingenia Federation Village is a charming natural sanctuary, despite its bustling metropolitan location close to public transport, shops and the Werribee River. A large community centre and ample amenity within and beyond the gates make this an ideal community for those who love to be in the heart of it all. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation Werribee offers a relaxed and connected lifestyle among like-minded people. You can live life on your own terms, whether that means getting involved in village life and the local community, making time for family and friends, or enjoying the privacy and comfort of your low-maintenance home. For many of our residents, downsizing to a lifestyle residential community frees up more time to enjoy all the above and more. Living among people at a similar stage of life means opportunities for friendship and connection are always close at hand, and there's a vibrant social calendar of events, activities and interest groups to bring the community together. This property falls under the Residential Tenancy Act 1997, when purchasing you sign into a 90-year land lease. This advertisement is for the dwelling only which is in an Independent Lifestyle Village.