

139/639 Ballarat Road, Albion, Vic 3020



Retirement Living For Sale

Tuesday, 28 November 2023

139/639 Ballarat Road, Albion, Vic 3020

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Breanna Salkeld

\$285,000

Experience the warm welcome and peace of mind that comes from living in an independent living community at our Ingenia Federation Sunshine. Known as one of the most welcoming and friendly lifestyle villages with tree-lined streets, ample green space and inviting vibrant atmosphere. This lovely two-bedroom, fully fenced cottage has a freshly painted interior, low maintenance gardens and is located on the perimeter of the community. It has recently installed hybrid timber floating flooring and internal blinds throughout. Offering two bedrooms with built-in robe and freshly installed carpets, an open plan living and dining area with reverse cycle air-conditioning, main bathroom, separate toilet, internal laundry with tub and storage space, garden shed, water tank and single carport with remote control door. The kitchen features granite counter tops, an abundance of cupboard and counter space, tiled splash back, quality appliances including rangehood, electric oven, gas cooktop and dishwasher. There is a lovely front porch where you can enjoy your morning cup of tea or coffee or enjoy the fully fenced back yard with low maintenance gardens. Home features:

- Two bedrooms with built-in robe and new carpet
- Main bathroom
- Separate toilet
- Open plan living with air-conditioning
- Kitchen with an abundance of storage
- Electric oven and gas cooktop with rangehood
- Internal laundry with storage
- Newly installed floating hybrid timber flooring
- Single carport with remote control door
- Garden shed and water tank
- Low maintenance gardens and lawns
- Fully fenced with low maintenance gardens
- Pet Friendly

Live among nature at Ingenia Federation Sunshine, where neighbouring parkland – including a walking trail and dog park – provides a scenic backdrop to daily life. Those who enjoy the outdoors will be in their element in this welcoming community. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation 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 a Lifestyle Village.