

**16/2A Railway Avenue, Werribee, Vic 3030**



**Retirement Living For Sale**

Wednesday, 17 April 2024

16/2A Railway Avenue, Werribee, Vic 3030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



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**\$280,000**

This meticulously maintained two-bedroom delight is awaiting its next discerning owner. With split system air conditioning, oyster lights and hybrid timber flooring throughout, this home seamlessly blends everyday comfort with elegant living. Indulge in the spaciousness of the entry, where central fireplace complements the open plan living areas. Bask in the natural light filtering through sheer curtains, reflecting on the elegant chandelier and creating an inviting ambiance. The home boasts a bright kitchen adorned with skylight overhead, easy-care laminate surfaces, and a breakfast bar perfect for casual dining. Experience comfort within the two bedrooms with plush carpeting and built-in wardrobes, sheer curtains and blackout blinds ensuring a tranquil space for rest and relaxation. Entertain effortlessly in the covered rear patio, overlooking the backyard. This outdoor space is enhanced by blinds, providing both comfort and privacy. The original bathroom has been well maintained, while a separate toilet located towards the rear alfresco is perfectly positioned for entertaining. Practical features abound, including walk through laundry, secure remote access carport, and a handy garden shed for additional storage needs. Recent landscaping and solar panel installation to the roof adds to this already impressive property, ensuring a lifestyle of ease and sustainability. Security screens to both windows and doors of the home, offering peace of mind while enjoying the fresh air.

Home Features:

- Two bedrooms with built-in robe & ceiling fans
- Open plan living with split- system air-conditioning & cosy fireplace
- Modern kitchen with skylight & breakfast bar
- Outdoor alfresco
- Front patio
- Security screens to windows & doors
- Internal blackout blinds & lace sheers
- Hybrid timber flooring with carpet in bedrooms
- Internal laundry with additional storage & wash tub
- Secure remote access garage
- Garden shed & recently landscaped gardens
- External clothesline
- Solar installed to roof

Pay no exit fees or stamp duty. 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.