

**18/30 Balmoral Road, Burrill Lake, NSW 2539**



**House For Sale**

Saturday, 9 December 2023

18/30 Balmoral Road, Burrill Lake, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 209 m2**

**Type: House**



Kate Wise

0244541333

## Price by Negotiation

A fabulous opportunity for your golden years! Situated in the highly desirable and original part of Burrill Lake, this fabulous over 55's villa is located within the Lakeview Gardens complex. The location is prime with the Burrill Lake shops and cafes being adjacent to the complex and a short 140m stroll to the waters edge where you can relax and watch the activities on the pristine waterways. Rarely will you find such a spacious well-designed villa with fabulous open plan living, 3 bedrooms, all with built-in robes, 2 bathrooms, double lock up garage and multiple covered outdoor living areas. Purposefully designed to be future-proof, the extra wide hallways and doorways are wheelchair friendly. There is internal access from the garage and sliding doors to the outdoor living areas. Discover the many benefits of life in the Lakeview Gardens complex, offering a relaxed lifestyle with fishing, boating and walking paths all at your doorstep. The complex boasts its own community centre and cafe as well as a BBQ area surrounded by beautifully landscaped gardens. If you are searching for the perfect downsizing option, that offers independent living in an idyllic location, call Kate Wise on 0404 413 866 to arrange an early inspection of this lovely villa today. Features: • Over 55's villa • 3 bedrooms • 2 bathrooms • Air conditioning • Multiple outdoor sitting areas • Adjacent to shops and cafe • 140m to Burrill Lake waterways • Future-proof design - wheelchair friendly • Community centre & BBQ area • Beautiful gardens - no maintenance