

# 215/51 Kamilaroo Avenue, Lake Munmorah, NSW 2259



## House For Sale

Friday, 19 January 2024

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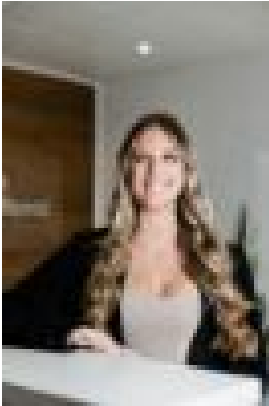
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 114 m2

Type: House



Shinae Dunkley  
0490545331



Jason Angus  
0243929200

**\$460,000**

Offering an exceptional lifestyle in Lake Munmorah's lakeside Retirement Village. The spacious open plan villa encompasses a spacious lounge, dining area, and kitchen, promoting a modern and interconnected living space. There are three sizable bedrooms, two with wardrobes and the master with a walk in robe and ensuite, plus a main bathroom, and linen press. Stay comfortable year round, with air conditioners in both the living and main bedroom. Gas cooking and dishwasher to the kitchen. There is also an oversized carport and an enclosed, private, rear deck which overlooks the fully fenced, low-maintenance yard with a garden shed. NO Exit Fees, NO Stamp Duty, NO Council Rates! Situated only a short stroll or drive to Lake Munmorah's shopping centre, medical facilities, walking paths, boat ramp, and transport. Overall inclusions: Three bedrooms with built-in wardrobes, ensuite and walk in to master Spacious kitchen with gas cooking, dishwasher & full-size pantry Air-conditioned lounge and Master bedroom Rear courtyard Oversized carport Garden Shed Internal laundry About the village: Situated on the shores of beautiful Lake Munmorah and positioned on 25 acres of natural bushland, it creates a relaxed atmosphere for over 50's permanent living, where companionship, security, and peace of mind go hand in hand. Take advantage of an array of facilities offered by the village: Storage areas for residents' caravans, trailers, and boats Large solar heated swimming pool Tennis court & 3 Rink Bowling Green BBQs with sheltered seating Park and garden areas Incoming and outgoing boom gates Key locked letterboxes and outgoing post box Village Bus Weekday shopping trips Community Hall Games room Pool table and Darts Recreation Barn Tea room Huge Book and Video Library Disclaimer: All information provided has been gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. Some photos are location/lifestyle images – all measurements/distances/locations/boundaries are approximate. Any interested persons should rely upon their own enquiries.