

**224/51 Kamilaroo Avenue, Lake Munmorah, NSW
2259**



House For Sale

Saturday, 2 December 2023

224/51 Kamilaroo Avenue, Lake Munmorah, NSW 2259

Bedrooms: 2

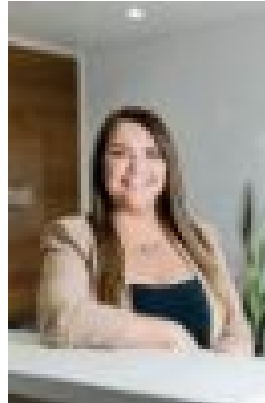
Bathrooms: 2

Parkings: 1

Type: House



Jason Angus
0243929200



Danni Thorncraft
0432544036

Awaiting Price Guide

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 two sizable bedrooms, both with wardrobes, the master with an ensuite, plus a main bathroom, and linen press. Additionally, the large enclosed front verandah provides lake views and is suitable for relaxing in any season. There is also an oversized carport and a spacious, low maintenance courtyard with 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: Two bedrooms with built-in wardrobes, ensuite to master Separate Study Spacious kitchen with gas cooking, dishwasher & full-size pantry Air conditioned lounge and dining areas featuring raked ceilings Fully enclosed verandah/sunroom Rear and side courtyards Oversized carport Garden Shed Laundry with external access 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.