

**230/51 Kamilaroo Avenue, Lake Munmorah, NSW
2259**



Retirement Living For Sale

Tuesday, 28 May 2024

230/51 Kamilaroo Avenue, Lake Munmorah, NSW 2259

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Retirement Living



Diana Systemans
0497712837

\$470,000 - \$510,000 Guide

The Community Village is situated on the shores of Lake Munmorah at Lakeside Leisure Village, positioned on 25 peaceful, picturesque acres with coastal breezes, sounds of wildlife and landscaped gardens. Offering exceptional relaxed lifestyle for the over 50's permanent living, where companionship, security and peace of mind go hand in hand. Enjoy the benefits of community living and minimal maintenance. Bright and airy Manufactured Home in a great location in the park. Open plan living room and dining area with cathedral ceiling air-conditioned plus gas fireplace, plus an extra rumpus room. 2 large sized bedrooms & a study. Both bedrooms have built ins and fans. Main bedroom has an ensuite with shower and extra toilet. The large modern bathroom has a bath, shower, vanity & toilet. Modern vinyl floorboards throughout. Relax on the undercover front veranda. The modern kitchen has stainless steel appliances, a Westinghouse gas cook top, electric fan forced oven/griller, plenty of cupboards and enough bench space as well as a pantry, linen press, and a large internal laundry. Enjoy the many inclusions: Reverse cycle split system Daikin Inverter 2.5kw Air-con Vertical Blinds & 3 Ceiling Fans Undercover Carport Gas Instant Hot Water Rinnai B24/Gas outlet /Bottle gas Study can be a family room or 3rd bedroom. Extra Large bathroom with shower, bath, Tastic heat & down lights Ensuite to main bedroom Generous kitchen with double sink, Westinghouse gas cooktop/electric oven/grill Modern vinyl floorboards throughout Internal Laundry, linen press TV points, Foxtel dish, security lights, downlights Front undercover veranda with deck Colourbond sheds/ storage 2mx3m Situated a short stroll to the Woolworths shopping centre, medical facilities & lake Close to transport (Bus) and M1 motorway 1 hr to Sydney, 45min to Newcastle Take advantage of the village facilities, these include:

- Large solar heated swimming pool with UV sunshade and deck chairs
- Tennis court and separate badminton 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
- Huge Books, Games & Video Library
- Games room, tearoom
- Pool table and Darts & Recreation Barn
- Storage areas for residents' caravans, trailers, and boats
- Golf Courses are at Toukley, Wyong and Morisset
- Wyong Hospital is 15 minutes.

Call Diana Systemans for a private inspection 0497 712 837