

32/639 Ballarat Road, Albion, Vic 3020



Sold Retirement Living

Thursday, 21 September 2023

32/639 Ballarat Road, Albion, Vic 3020

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Breanna Salkeld

Contact agent

Experience the warm welcome and peace of mind that comes from living in an independent living community at Ingenia Federation Sunshine. This established home has great street appeal and is move in ready with new carpet to bedrooms, living and dining space, new lino in the kitchen, bathroom and laundry and freshly pressure washed exterior and driveway. The open plan living design is light and bright and the home boasts two bedrooms with built-in robe, one bathroom plus a separate toilet, internal laundry, Midea air-conditioning, Rinnai gas heating, non see through security screen and door, single carport and garden shed. The functional kitchen features stone benchtops, tiled splashback, good storage and counter space, rangehood, LG dishwasher, electric wall oven and gas cooktop plus breakfast bar. This home is pet friendly with gates between the garage and backyard and a front verandah gate. Relax with family or friends on the lovely front porch complete with new canvas blinds, which will protect you from all kinds of weather. Home features:

- New carpet and new lino
- Two bedrooms with built-in robes
- One bathroom plus separate toilet
- Internal laundry
- Kitchen with stone benchtops
- Electric wall oven and gas cooktop
- LG Dishwasher
- Security screens and doors
- Midea air-conditioning and Rinnai gas heating
- Single carport
- Front porch with new canvas awnings
- Garden shed
- Pet Friendly yard.

Live among nature at Ingenia Federation Sunshine, where neighbouring parkland – including a walking trail and dog park – provides a scenic backdrop to daily life. Those who enjoy the outdoors will be in their element in this welcoming community. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation 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 a Lifestyle Village.